

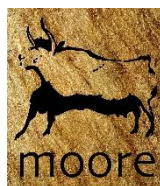
# Report for the purposes of Appropriate Assessment Screening

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

Data Centre Development  
Clonshaugh Business & Technology Park

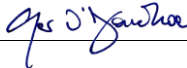
Prepared by: Moore Group – Environmental Services

23 September 2021



On behalf of Colliers Properties LLC  
& Dublin City Council

<b>Project Proponent</b>	Colliers Properties LLC
<b>Project</b>	Data Centre Development Clonshaugh Business and Technology Park
<b>Title</b>	Report for the purposes of Appropriate Assessment Screening

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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
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 Drainage System
WFD	Water Framework Directive

# 1. Introduction

## 1.1. General Introduction

This report for the purposes of Appropriate Assessment (AA) Screening has been prepared to support a Planning Application for the Proposed Development (described in Section 3 below). This report contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) on the potential construction and operation of a Data Centre facility comprising two datacentre buildings – Datacentre A and Datacentre B and all associated development at Clonshaugh Business & Technology Park, Dublin 17 (hereafter referred to as the Proposed Development) to significantly affect European sites.

Screening is the process that addresses 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.

Having regard to the provisions of the Planning and Development Act 2000 (section 177U and 177V), the purpose of a screening exercise under section 177U of the PDA 2000 is to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on a European site.

If it cannot be *excluded* on the basis of objective information that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site then it is necessary to carry out a Stage 2 appropriate assessment.

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 report has been prepared by Moore Group - Environmental Services to support an application for planning permission for the Proposed Development to allow Dublin City Council to carry out AA screening in relation to the Proposed Development. 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 for various Data Storage Facilities and Strategic Infrastructure Developments.

## 1.2. Legislative Background - The Habitats and Birds Directives

It is necessary that the Proposed Development has regard to Article 6 of the Habitats Directive. This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, 2011 to 2015 (referred to as the Habitats Regulations). The Planning and Development Act 2000 (section 177U and 177V) govern the requirement to carry out appropriate assessment per Section 1.1 above.

The Habitats Directive is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Habitats 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 2009/147/EC on the Conservation of Wild Birds), transposed into Irish law by the Habitats Regulations 2011, is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Birds 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.

SACs designated under the Habitats Directive and SPAs, 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(4) establishes requirements in cases of imperative reasons of overriding public interest:

**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.”*

## 2. Methodology

The Commission's methodological guidance (EC, 2002 & 2018, see Section 2.1 below) 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 these effects will not be significant. In order to screen out a project, it must be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

**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 Development complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to support an application for planning permission for the Proposed Development to allow Dublin City Council to carry out AA screening in relation to the Proposed Development to determine whether the Proposed Development, individually or in combination with another plan or project will have a significant effect on a Natura 2000 site.

### 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).
- OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (OPR, 2021).

## 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 1995-2021;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://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, 2019); and
- Relevant Development Plans;
  - Dublin City Development Plan 2016-2022

## 3. Description of the Proposed Development

Colliers Properties LLC, intend to apply for planning permission for development on a site at Clonshaugh Business and Technology Park, Dublin 17. The subject site comprises the site of former Units 15 and 16 and the former



Ricoh Building. The site is located to the north of the Santry River and the R104 Oscar Traynor Road, to the west of Clonshaugh Road, and to the south and east of existing estate roads.

The proposed development, for which a seven-year permission is sought, comprises the following:

- Demolition of the existing former Ricoh building, and all other associated site clearance works including removal of existing site services and ESB pillar boxes (other buildings previously occupying the site were demolished under Reg. Ref.: 2229/19, a previously permitted data centre development, as amended by Reg. Ref.: 3200/20);
- Construction of two data centre buildings (Data Centre A and Data Centre B), with a gross floor area (GFA) of c. 12,875 sq.m and c. 1,455 sq.m respectively, each over two storeys (with Data Centre A also including two mezzanine levels), with plant at roof level;
- Data Centre A will be located in the northern portion of the site, with a parapet height of c.19.8 metres and will accommodate data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage space, office administration areas, with plant and solar panels at roof level;
- Data Centre B (which will be ancillary to Data Centre A) will be located to the south of Data Centre A, with a parapet height of c.12.8 metres and will accommodate data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage space, office administration areas, with plant at roof level;
- Emergency generators and associated flues will be provided within compounds adjoining each of the two data centre buildings (11 no. for Data Centre A and 1 no. for Data Centre B).
- The development includes a diesel tank and a filling area to serve the proposed emergency generators;
- Ancillary structures including a sprinkler tank and pumphouse, security building, MV building, and provision of two additional MV substation rooms to the existing substation on site (c. 115 sq.m additional GFA), which was previously constructed under Reg. Ref.: 2229/19 as amended by Reg. Ref.: 3200/20.
- Construction of access arrangements and internal road network and circulation areas, footpaths, provision car parking (58 no. spaces) and bicycle parking (24 no. spaces);
- Hard and soft landscaping and planting, lighting, boundary treatments, and all associated and ancillary works including underground foul and storm water drainage network, and utility cables.

The Proposed Development site is located within the boundary of the existing brownfield site, which had been partially cleared and prepared for development by April 2021. One remaining mixed warehouse and office building (former Ricoh building) in the northeastern section of the site will be demolished as part of the Proposed Development.

The predominant habitat within the site is Spoil and bare ground (ED2). The grassy verges (previously amenity grassland (GA2)) surrounding the central cleared area have become rank and overgrown. The amenity grassland buffer between the main site area and the Santry River is populated by dense grass and tall herbs with scattered trees forming a woodland type of habitat including Horse chestnut, Hybrid Black poplar, White poplar, Aspen, Birch, Willow, Sycamore, Alder and Rowan. The denser area is located to the southwestern corner of the site.

The proposed development site observes a minimum buffer zone of no development of 30m to the Santry River. There are no streams/ditches connecting the site to the Santry river and it is highly unlikely that surface water would reach the Santry River during construction given the distance of removal from the proposed development area and the intervening grassland and woodland buffer.

During Operation, all surface water flows will be collected by the site surface water drainage network and discharge to public storm sewer. No surface water flows will discharge to the foul water network. Petrol interceptors will be provided within the surface water drainage network in accordance with the requirements

of the Greater Dublin Regional Code of Practice. There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage. Based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.

The proposed surface water attenuation system is located in the northeast corner of the site. A closed Stormtech attenuation system (or similar) is planned. These features are standard design features and not considered measures for the avoidance of potential effects on downstream European sites.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development boundary on recent aerial photography. Figure 3 shows the layout of the Proposed Development.

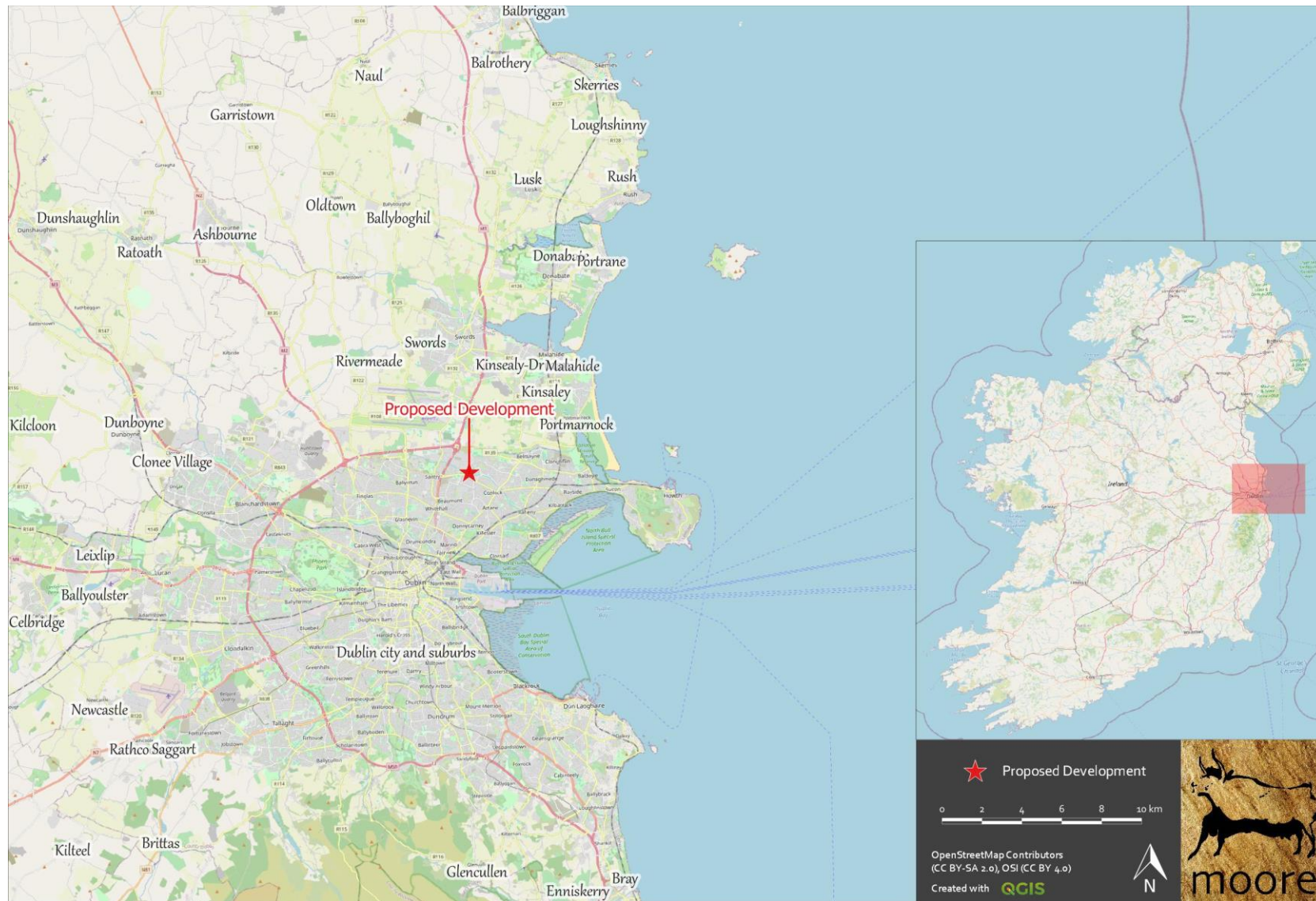


Figure 1. Showing the Proposed Development location at Clonshaugh, Dublin 17.





Figure 2. Showing the Proposed Development boundary on recent aerial photography.



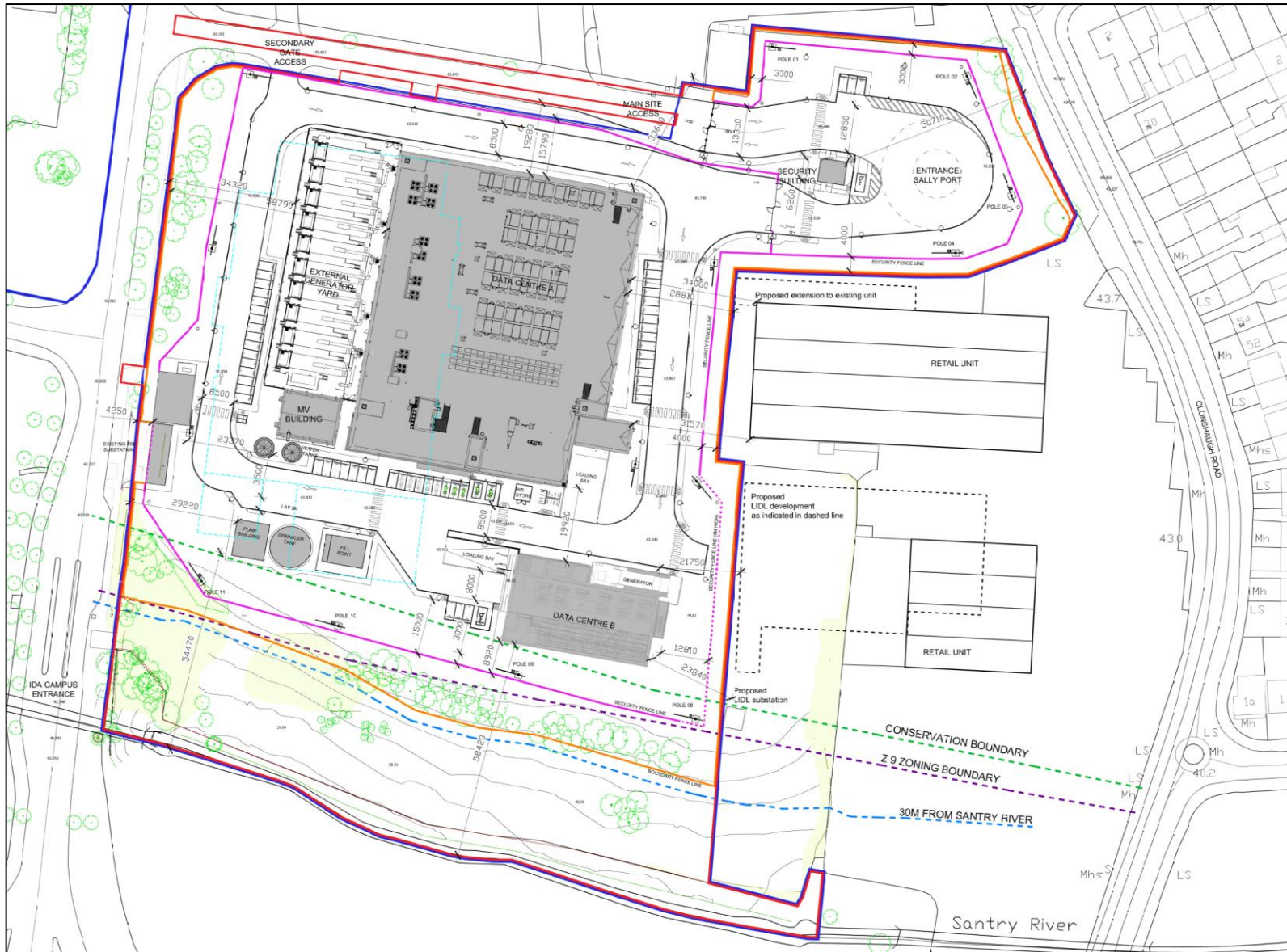


Figure 3. Plan of the Proposed Development.

## 4. Identification of Natura 2000 Sites

### 4.1. Description of Natura Sites Potentially Affected

The Department of Housing, Planning and Local Government (previously DoEHLG)'s Guidance on Appropriate Assessment (2009) recommends an assessment of European sites within a Zone of Influence (Zoi) of 15km. This distance is a guidance only and a potential Zone of Influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15km).

The Zone of Influence may be determined by connectivity to the Proposed Development 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 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 the potential Zone of Influence (following OPR practice note OPR01) of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website ([www.npws.ie](http://www.npws.ie)) on the 20 September 2021.

*Table 1 European Sites located within the potential Zone of Influence<sup>1</sup> of the Proposed Development.*

Site Code	Site name	Distance (km) <sup>2</sup>
000199	Baldoyle Bay SAC	4.91
000205	Malahide Estuary SAC	6.56
000206	North Dublin Bay SAC	4.33
000210	South Dublin Bay SAC	6.69
004006	North Bull Island SPA	4.31
004016	Baldoyle Bay SPA	5.24
004024	South Dublin Bay and River Tolka Estuary SPA	3.88
004025	Malahide Estuary SPA	6.56

<sup>1</sup> All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

<sup>2</sup> Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

The nearest European sites to the Proposed Development are coastal sites of Dublin and Baldoyle Bays and the Malahide Estuary, including North Dublin Bay SAC & North Bull Island SPA, situated 4.3km to the southeast, and South Dublin Bay and River Tolka Estuary, 3.88km to the south.

The Proposed Development is located within the hydrological catchment of the Santry River which flows 30m to the south of the Proposed Development. Downstream, the waters of the Santry River enter Dublin Bay with its associated European sites.

The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites in the vicinity of the Proposed Development are provided in Table 2 below.



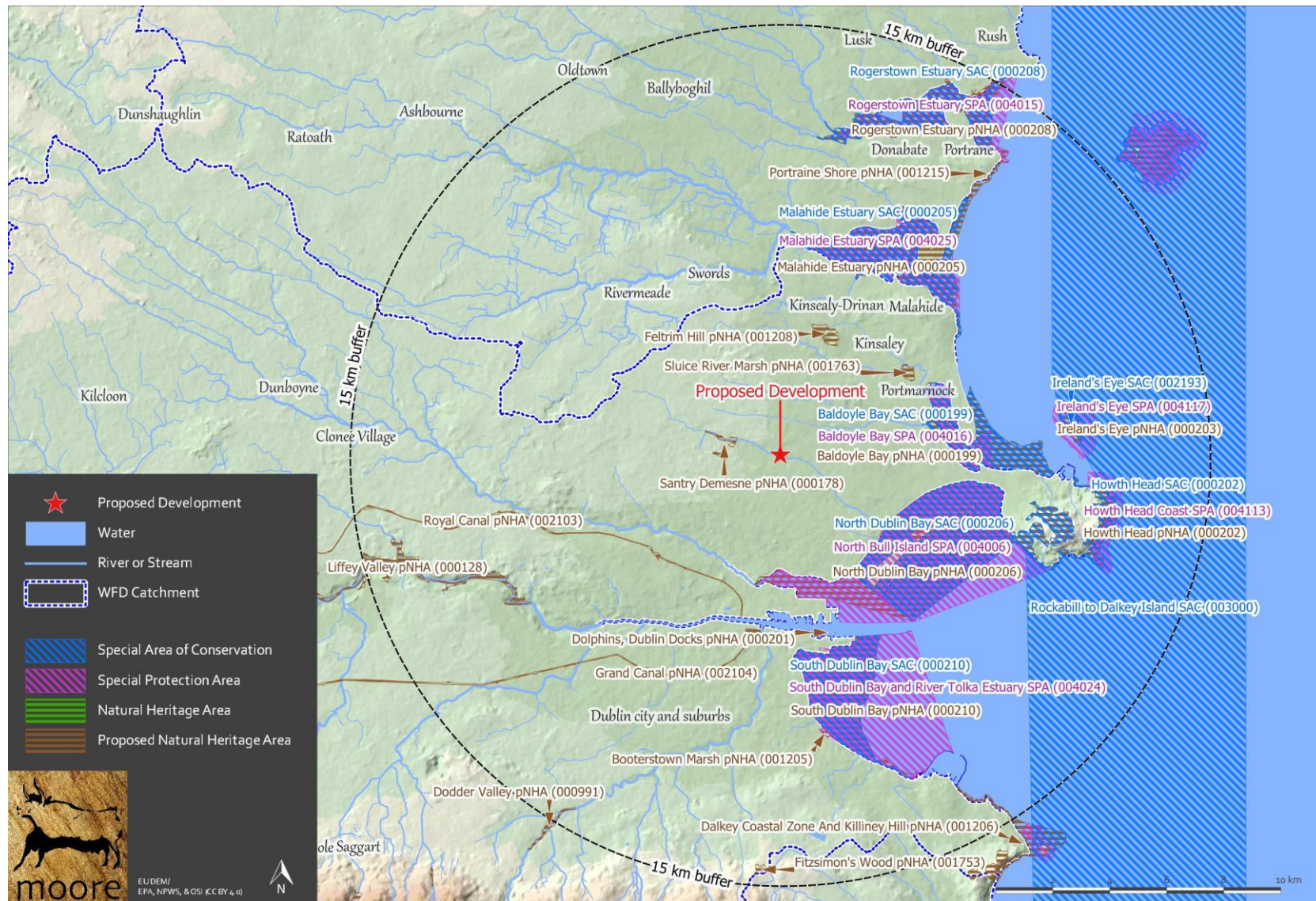


Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.



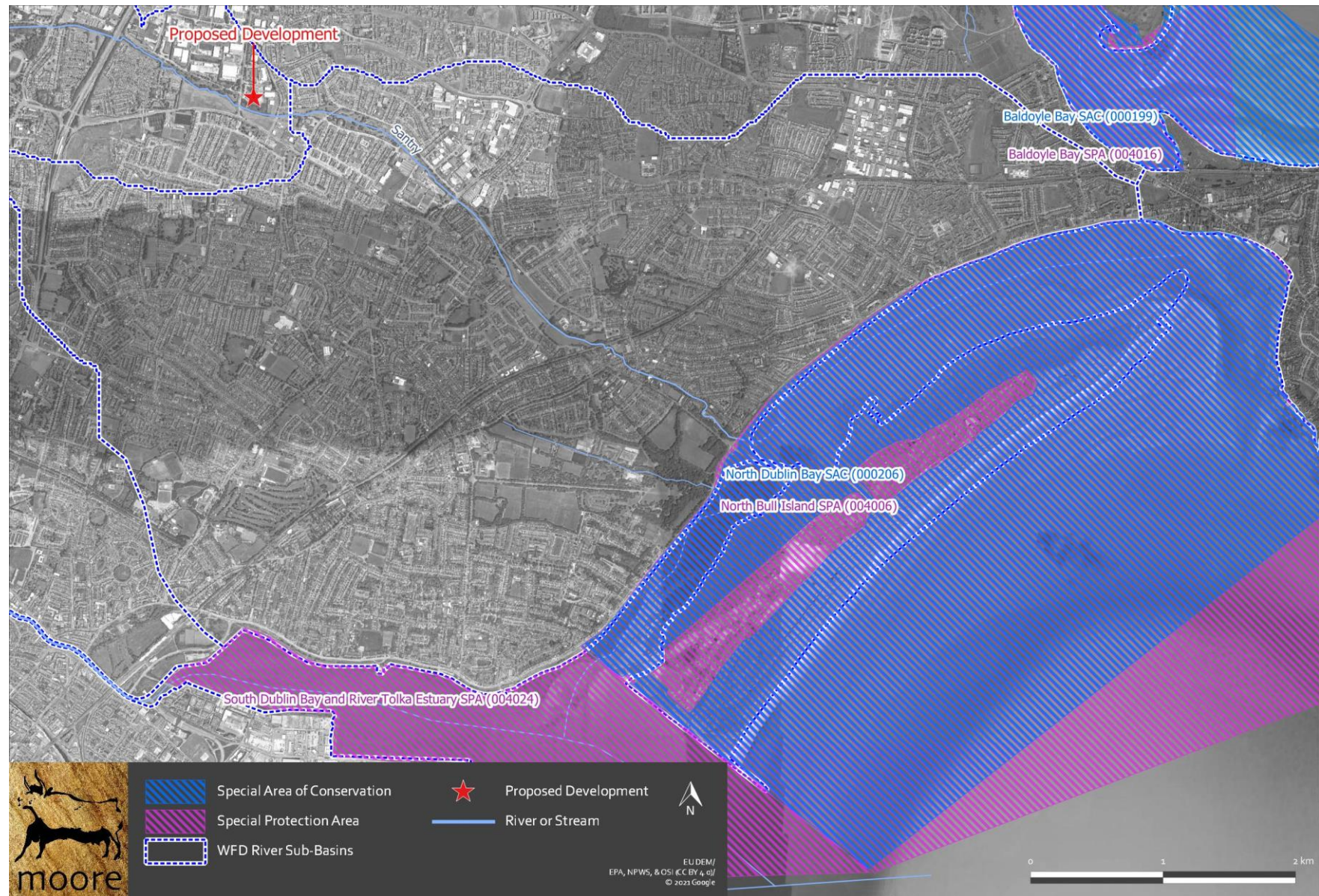


Figure 5. Detailed view of European sites in the nearer Potential Zone of Influence of the Proposed Development.

*Table 2 Identification of relevant European sites using Source-Pathway-Receptor model and compilation of information QIs and conservation objectives.*

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<p><b>Baldoyle Bay SAC (000199)</b></p> <p>4 Qualifying Interests</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000199.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000199.pdf</a></p>	4.91km to the east of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p>	N
<p><b>Malahide Estuary SAC (000205)</b></p> <p>7 Qualifying Interests</p> <p>Including Priority Habitat: Fixed coastal dunes with herbaceous vegetation (grey dunes)*2130</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000205.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000205.pdf</a></p>	6.56km to the north-east of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p>	N
<p><b>North Dublin Bay SAC (000206)</b></p> <p>10 Qualifying Interests</p> <p>Including Priority Habitat: Fixed coastal dunes with herbaceous vegetation (grey dunes)*2130</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000206.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000206.pdf</a></p>	4.33km to the southeast of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p> <p>There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.</p>	N
<p><b>South Dublin Bay SAC (000210)</b></p> <p>1 Qualifying Interest</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000210.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000210.pdf</a></p>	6.69km to the south of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p> <p>There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact</p>	N

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
		on water quality within Dublin Bay.	
<p><b>North Bull Island SPA (004006)</b></p> <p>18 Qualifying Interests</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004006.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004006.pdf</a></p>	4.31km to the southeast of the Proposed Development	<p>No</p> <p>There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.</p> <p>No</p> <p>Due to distance and the lack of any relevant ex-situ factors of significance to the habitats or species of this site.</p>	N
<p><b>Baldoyle Bay SPA (004016)</b></p> <p>7 Qualifying Interests</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004016.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004016.pdf</a></p>	5.24km to the northeast of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p> <p>No</p> <p>Due to distance and the lack of any relevant ex-situ factors of significance to the habitats or species of this site.</p>	N
<p><b>South Dublin Bay and River Tolka Estuary SPA (004024)</b></p> <p>14 Qualifying Interests</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004024.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004024.pdf</a></p>	3.88km to the south of the Proposed Development	<p>No</p> <p>There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.</p> <p>No</p> <p>Due to distance and the lack of any relevant ex-situ factors of significance to the habitats or species of this site.</p>	N

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<p><b>Malahide Estuary SPA (004025)</b></p> <p>15 Qualifying Interests</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004025.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004025.pdf</a></p>	6.56km to the northeast of the Proposed Development	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p> <p>No</p> <p>Due to distance and the lack of any relevant ex-situ factors of significance to the habitats or species of this site.</p>	N

#### 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 preparation of this AA Screening report .

There are no other areas of conservation concern that would be affected by the Proposed Development.

There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay. There are no areas of supporting habitat that will be affected by the Proposed Development.

## 5. Identification of Potential Impacts & Assessment of Significance

The Proposed Development 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. Assessment of Likely Significant Effects

The Proposed Development is located within the hydrological catchment of the Santry River, which runs 30m to the south of the Proposed Development. A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork on 11/08/21.

There is no direct connectivity to Dublin Bay or to any European sites within or outside the potential Zone of Influence. The distance is such that any accidental release would have no impact on the receiving water quality at these Natura sites.

There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.

The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development are presented in Table 3.

*Table 3 Assessment of Likely Significant Effects.*

<b>Identification of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the project.</b>	
<b>Impacts:</b>	<b>Significance of Impacts:</b>
<b>Construction phase e.g.</b> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering	The Proposed Development site is located on the existing brownfield site which had been cleared for development by April 2021 with the exception of one building which comprises mixed warehouse and office building.  There are no openwater conduits to the Santry river from the construction area. Additionally, the proposed development site observes a minimum buffer zone of no development of 30m to the Santry River. There will be no discharges during construction to the Santry River.  As outlined in the EIAR Screening and assessments included in the appendices for same, there are no predicted emissions to air, water or the environment during the construction phase that would result in significant effects.

Storage of excavated/construction materials	
Access to site	
Pests	
<b>Operational phase e.g.</b>	
Direct emission to air and water	All foul and surface water runoff, once the facility is operational, will be contained on site and discharged to urban drainage systems.
Surface water runoff containing contaminant or sediment	The Proposed Development includes surface water attenuation and oil interception and all surface water during operation will be contained on the site per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
Lighting disturbance	
Noise/vibration	As outlined in the EIAR Screening and assessments included in the appendices for same, there are no predicted emissions to air, water or the environment during the operation phase that would result in significant effects. There is no real likelihood of any significant effects on European Sites in the wider catchment area.
Changes to water/groundwater due to drainage or abstraction	
Presence of people, vehicles and activities	
Physical presence of structures (e.g. collision risks)	The facility is located at a distance of removal such that there will be no disturbance to qualifying interest species in any European sites.
Potential for accidents or incidents	
<b>In-combination/Other</b>	No likely significant in-combination effects are identified. See section 5.2 below.
<b>Describe any likely changes to the European site:</b>	
<b>Examples of the type of changes to give consideration to include:</b>	None.
Reduction or fragmentation of habitat area	The Proposed Development site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI habitats or species directly or ex-situ.
Disturbance to QI species	
Habitat or species fragmentation	
Reduction or fragmentation in species density	
Changes in key indicators of conservation status value (water quality etc.)	

<p>Changes to areas of sensitivity or threats to QI</p> <p>Interference with the key relationships that define the structure or ecological function of the site</p> <p>Climate change</p>	
<p><b>Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</b></p>	
<p>No</p>	<p>While best practice construction methods will be included these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site.</p>

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

## 5.2. Assessment of Potential In-Combination Effects

In-combination effects are changes in the environment that result from numerous human-induced, small-scale alterations. In-combination effects 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 Development, 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 the National Planning Application Database was undertaken. The first stage of this review confirmed that there were no data gaps in the area where the Proposed Development is located. The database was then queried for developments granted planning permission within 250m of the Proposed Development within the

last three years, these are presented in Table 4 below. Given the brownfield nature of the site and having established that there will be no likely significant emissions to air, water or the environment during construction, this distance was taken as adequate for the consideration of immediate potential In-combination effects. The period of 3 years is considered an appropriate for timescale to measure changes in biological terms with regard to habitats and species.

*Table 4. Planning applications granted permission in the vicinity of the Proposed Development.*

Planning Ref.	Description of development	Comments
4111/18	Planning Application for a new black coloured, powder coated steel boundary fence, including new gates and for all associated site works.	No potential for in-combination effects given the scale and location of the project.
2066/19	Planning permission for demolishing an existing shed at the rear of the existing site and replacing with a proposed new ground floor only detached building to the rear of the existing site to be used as a game's room/gym and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
3803/20	Planning permission for 2 no. 2 storey data centre buildings (each 16,576 sqm), which are 16m in height at the main parapet level. Each building to include: Office administration area, data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage spaces, screened plant and solar panel array at roof level, with rainwater harvesting system to support industrial water requirements. 16 no. emergency generators with emission stacks along with a single emergency house supply generator, all contained in a fenced compound adjacent to each building. Diesel storage tank, fuel filling area and associated plant.	No potential for in-combination effects given the project was screened for environmental effects and significant effects were ruled out.
2229/19 (N.B. previous application on the subject site)	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.m). 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, 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.	No potential for in-combination effects given the project was screened for environmental effects and significant effects were ruled out.  The site was subsequently cleared with the exception of one warehouse building.
2443/19	Development will consist of a proposed new dormer roof to the side & rear of the existing house roof. A new ground floor only extension to the rear of the existing house and extending the existing garage 1m at the front connecting both and converting the garage into a granny flat and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
2523/19	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.	No potential for in-combination effects given the scale and location of the project.



Planning Ref.	Description of development	Comments
	<p>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 &amp; 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 panel from old collection window and opaque vinyl applied to inside face of existing glazing. Existing 'Drive thru' letters &amp; 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>	
2769/19	<p>Proposed loft conversion with dormer structure to hipped end of roof and velux windows to rear &amp; front roof profiles at 42 Clonshaugh Road, Clonshaugh, Dublin 17.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
3400/19	<p>Planning permission for development on a site of c. 0.025 hectares at Clonshaugh Business and Technology Park, Dublin 17. The site is located to the south of an existing data storage facility at the former Cahill Printers building (Building B). The proposed development comprises of a container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space. The development comprises 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 3no. access points, and all ancillary works.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
3529/19	<p>Planning permission for: the construction of (a) an extension of the existing retail unit to create a dedicated modern, ancillary, warehouse area for storage of goods associated with the retail business including a delivery area canopy (b) an internal mezzanine for ancillary offices which would be ancillary to the retail use and all other ancillary works to facilitate the development.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
3644/19	<p>Permission is sought for Change of Use from former Liz Delaney's Public House + Club of recreation building to include gym use (Class 11(e) without pool) which includes existing basement = 135 sqm, existing ground floor = 1130 sqm, existing first floor = 611 sqm and single storey extensions at ground floor = 48 sqm and at first floor = 16 sqm, creating total development area = 1940 sqm, minor elevational changes including addition of entrance and relocation of fire escape doors and external works to include rebranding existing and additional signage and provision of new bicycle stands.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
3836/19	<p>Development will consist of demolishing an existing canopy and replacing with a proposed new ground floor only extension to the front of the existing house and all ancillary works.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
4371/19	<p>(a) Attic conversion, incorporating dormer extension to side and rear, (b) All associated site works.</p>	<p>No potential for in-combination effects given the scale and location of the project.</p>
4782/19	<p>Planning permission for: amendments to the mixed-use development, granted planning permission under PA Ref: 3960/17 and to Pa Ref: 2686/19. The amendments relate to the foodstore and office portion</p>	<p>No potential for in-combination effects given there are no predicted emissions to air,</p>

Planning Ref.	Description of development	Comments
	(Block 3). The numbered amendments below cross reference to the submitted plans. The development consists of the completion of the development subject to the following amendments: (1) Reposition window on canteen on south elevation and new window above exit door on the north elevation of the foodstore (2a) Photovoltaic solar panels on roof of foodstore (2b) photovoltaic solar panels on roof of offices (3) modifications to staff welfare layout, canteen, freezer/chiller area with new reception area servicing offices above. (4) ESB substation omitted. (5) Trolley bay repositioned and design of same revised. (6) Fence line to the north of the site as part of compliance with condition 5 of PA Ref: 2686/19 to include 2m high Palladin Mesh fence with Pyracantha hedging to outer face and fence positioned along the boundary line of the property (7) New access walkway to roof deck (8) Window to be used to access roof deck. (9) Minor parapet level adjustment of foodstore. (10) Electric vehicle charging points/spaces repositioned. (11) Revision to car parking to include 3 additional spaces and revised car parking space surface treatment from permeable paving to asphalt and amendments to the associated car parking drainage proposals. (12) Enclosed bin store relocated to service ramp area. Lidl Ireland GmbH.	water or the environment during the construction or operational phases that would result in significant effects from the subject proposed development.
4495/19	Development will consist of a proposed new flat roof dormer to the rear of the existing house roof and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
2640/20	Planning Permission for a ground floor porch extension to the front (circa 11.3sq.m) with 3 no. roof lights and associated site works at 13 Cromcastle Road, Kilmore West, Dublin 5.	No potential for in-combination effects given the scale and location of the project.
2943/20	The development will consist of: The construction of a new three-storey apartment scheme consisting of the following: ground floor, first floor and a dormer roof second floor. The proposal includes the following; (i) 3 one bedroom apartments; (ii) 6 two-bedroom apartments; (iii) private balconies; (iv) a bin storage area; (v) 10 on-site vehicle parking bays; (vi) 9 bicycle parking bays; (vii) 150.5 sqm landscaped communal open space; (viii) new boundary walls; (ix) provision for all storm water, foul drainage, mains water and electricity supply connections ancillary to the development.	No potential for in-combination effects given there are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects from the subject proposed development.
3200/20	RETENTION: Retention Permission for development at a site located at Units 15/16 Business & Technology Park, Clonshaugh, Dublin 17. The development comprises a modification to Permission DCC Ref. 2229/19 (currently under construction) granted for a 2 storey data centre, (with generator yard and all associated works). The development now provides a larger, single storey substation (increased in size from c.34.5 sq.m (as permitted) to c.68.4 sq.m) and located to the south-west of the data centre building as per the parent permission DCC Ref. 2229/19.	No potential for in-combination effects given the scale and location of the project.
3221/20	Planning permission to convert attic space by raising in part the rear roof pitch within the existing roof profile, to form a single dormer with low-pitch roof over to provide a playroom with toilet for our three children. The pitch to fall to the rear with water collection gutter returned to the side to shed the rainwater onto the existing roof and into the existing surface water system.	No potential for in-combination effects given the scale and location of the project.
3763/20	The development will consist of the construction of a pitched roof and louvered panel walls to the eastern side of the existing fuel storage tank building located on the southern boundary of the site to match the existing building and the installation of 4 no. generators - 2 no. each within the existing recessed plant enclosures on the roof on the northern and southern sides of the building.	No potential for in-combination effects given the scale and location of the project.
3865/20	Planning permission for the demolition of the existing building immediately south of "The Range" store and the construction of a	No potential for in-combination effects given the project was

Planning Ref.	Description of development	Comments
	single storey discount food store (supermarket) with ancillary off-licence sales area. Provision of 75 surface level car parking spaces within the application red line boundary, including two electrical vehicle (EV) charging spaces (parking outside the application red line boundary is operational and therefore does not form part of this application); boundary treatments; 12 cycle stands (space for 24 bicycles); trolley bay canopy; hard and soft landscaping; ESB substation building and external mechanical plant areas; site lighting and connections to drainage and on site drainage infrastructure including attenuation tank; roof mounted photo-voltaic panels; all advertising signage. Access to the proposed development is via the two existing operational access points on the Clonshaugh Road, used by "The Range". All ancillary works to facilitate the development. Lidl Ireland GmbH.	screened for environmental effects and significant effects were ruled out.
2461/21	Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new gable window, new access stairs and flat roof dormer to the rear.	No potential for in-combination effects given the scale and location of the project.

There are no predicted in-combination effects given that the reasons discussed in the 'Comments' column of Table 4 above and given that the Proposed Development is unlikely to have any adverse effects on any Dublin Bay European sites.

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 potential Zone of Influence of the Proposed Development 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 proposed development area and surrounding townlands in which the proposed development site is located, would be avoided.

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement for regard to the Habitats Directive. The development cannot have received planning permission without having met the consenting authority requirement in this regard. As such, there are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on any European site.

Any new applications for the area surrounding the Proposed Development will be assessed on a case by case basis *initially* by Dublin City Council or if strategic infrastructure development by ABP. 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 open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient

along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 4km;
- The lack of direct connectivity between the Proposed Development and any hydrological pathways; there is no direct connectivity between the Proposed Development site and any watercourses that lead to Dublin Bay;
- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

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

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, 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 can be *excluded*, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

An appropriate assessment is not, therefore, required.

A finding of no significant effects report is presented in Appendix A in accordance with the EU Commission's methodological guidance (European Commission, 2002).

## 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 92/43/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 (2019) 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 (2021) National Parks and Wildlife Service Metadata available online at <https://www.npws.ie/maps-and-data>

Office-of-the-Planning-Regulator (2021) Appropriate Assessment Screening for Development Management OPR Practice Note PN01. March 2021

# Appendix A

## FINDING OF NO SIGNIFICANT EFFECTS REPORT

### Finding no significant effects report matrix

**Name of project or plan**

Proposed Data Centre Development Clonshaugh Business and Technology Park

**Name and location of the Natura 2000 site(s)**

The nearest European sites to the Proposed Development are coastal sites of Dublin and Baldoyle Bays and the Malahide Estuary, including North Dublin Bay SAC & North Bull Island SPA, situated 4.3km to the southeast, and South Dublin Bay and River Tolka Estuary, 3.88km to the south.

The Proposed Development is located within the hydrological catchment of the Santry River which flows 30m to the south of the Proposed Development. A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork.

Downstream, the waters of the Santry River enter Dublin Bay with its associated European sites.

**Description of the project or plan**

Colliers Properties LLC, intend to apply for planning permission for development on a site at Clonshaugh Business and Technology Park, Dublin 17. The subject site comprises the site of former Units 15 and 16 and the former Ricoh Building. The site is located to the north of the Santry River and the R104 Oscar Traynor Road, to the west of Clonshaugh Road, and to the south and east of existing estate roads.

The proposed development, for which a seven-year permission is sought, comprises the following:

- Demolition of the existing former Ricoh building, and all other associated site clearance works (other buildings previously occupying the site were demolished under Reg. Ref.: 2229/19 as amended by Reg. Ref.: 3200/20);
- Construction of two data centre buildings (Data Centre A and Data Centre B), with a gross floor area (GFA) of c. 12,875 sq.m and c. 1,455 sq.m respectively, each over two storeys (with Data Centre A also including two mezzanine levels), with plant at roof level;
- Data Centre A will be located in the northern portion of the site, with a parapet height of c.19.8 metres and will accommodate data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage space, office administration areas, with plant and solar panels at roof level;
- Data Centre B (which will be ancillary to Data Centre A) will be located to the south of Data Centre A, with a parapet height of c.12.8 metres and will accommodate data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage space, office administration areas, with plant at roof level;
- Emergency generators and associated flues will be provided within compounds adjoining each of the two data centre buildings (11 no. for Data Centre A and 1 no. for Data Centre B).
- The development includes a diesel tank and a filling area to serve the proposed emergency generators;
- Ancillary structures including a sprinkler tank and pumphouse, security building, MV building, and provision of two additional MV substation rooms to the existing substation on site (c. 72 sq.m additional GFA), which was previously constructed under Reg. Ref.: 2229/19 as amended by Reg. Ref.: 3200/20.
- Construction of access arrangements and internal road network and circulation areas, footpaths, provision car parking and bicycle parking spaces;

- Hard and soft landscaping and planting, lighting, boundary treatments, and all associated and ancillary works including underground foul and storm water drainage network, attenuation area, and utility cables.

The Proposed Development site is located within the boundary of the existing brownfield site, which had been cleared and prepared for development by April 2021. One remaining mixed warehouse and office building (former Ricoh building) in the northeastern section of the site will be demolished as part of the Proposed Development.

During operation, all surface water flows will be collected by the site surface water drainage network. No surface water flows will discharge to the foul water network. Petrol interceptors will be provided within the surface water drainage network in accordance with the requirements of the Greater Dublin Regional Code of Practice. The proposed surface water attenuation system is located in the northeast corner of the site. Accordingly a closed Stormtech attenuation system (or similar) is being proposed. These SuDS features are standard design features and not considered measures for the avoidance of potential effects on downstream European sites.

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

No

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

A review of the National Planning Application Database was undertaken. The first stage of this review confirmed that there were no data outages in the area where the Proposed Development is located. The database was then queried for developments granted planning permission within 250m of the Proposed Development within the last three years, these are presented in the Table below. Given the brownfield nature of the site and having established that there will be no emissions to air, water or the environment during construction, this distance was taken as adequate for the consideration of immediate potential In-combination effects. The period of 3 years is considered an appropriate for timescale to measure changes in biological terms with regard to habitats and species.

*Planning applications granted permission in the vicinity of the Proposed Development.*

Planning Ref.	Description of development	Comments
4111/18	Planning Application for a new black coloured, powder coated steel boundary fence, including new gates and for all associated site works.	No potential for in-combination effects given the scale and location of the project.
2066/19	Planning permission for demolishing an existing shed at the rear of the existing site and replacing with a proposed new ground floor only detached building to the rear of the existing site to be used as a game's room/gym and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
3803/20	Planning permission for 2 no. 2 storey data centre buildings (each 16,576 sqm), which are 16m in height at the main parapet level. Each building to include: Office administration area, data halls, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage spaces, screened plant and solar panel array at roof level, with rainwater harvesting system to support industrial water requirements. 16 no. emergency generators with emission stacks along with a single emergency house supply generator, all contained in a fenced compound adjacent to each building. Diesel storage tank, fuel filling area and associated plant.	No potential for in-combination effects given the project was screened for environmental effects and significant effects were ruled out.
2229/19 (N.B. previous application on the	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	No potential for in-combination effects given the project was screened for environmental effects and significant effects were ruled out.

Planning Ref.	Description of development	Comments
subject site)	including data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9,250 sq.m). 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, 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.	The site was subsequently cleared with the exception of one warehouse building.
2443/19	Development will consist of a proposed new dormer roof to the side & rear of the existing house roof. A new ground floor only extension to the rear of the existing house and extending the existing garage 1m at the front connecting both and converting the garage into a granny flat and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
2523/19	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 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.	No potential for in-combination effects given the scale and location of the project.
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Planning Ref.	Description of development	Comments
3529/19	Planning permission for: the construction of (a) an extension of the existing retail unit to create a dedicated modern, ancillary, warehouse area for storage of goods associated with the retail business including a delivery area canopy (b) an internal mezzanine for ancillary offices which would be ancillary to the retail use and all other ancillary works to facilitate the development.	No potential for in-combination effects given the scale and location of the project.
3644/19	Permission is sought for Change of Use from former Liz Delaney's Public House + Club of recreation building to include gym use (Class 11(e) without pool) which includes existing basement = 135 sqm, existing ground floor = 1130 sqm, existing first floor = 611 sqm and single storey extensions at ground floor = 48 sqm and at first floor = 16 sqm, creating total development area = 1940 sqm, minor elevational changes including addition of entrance and relocation of fire escape doors and external works to include rebranding existing and additional signage and provision of new bicycle stands.	No potential for in-combination effects given the scale and location of the project.
3836/19	Development will consist of demolishing an existing canopy and replacing with a proposed new ground floor only extension to the front of the existing house and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
4371/19	(a) Attic conversion, incorporating dormer extension to side and rear, (b) All associated site works.	No potential for in-combination effects given the scale and location of the project.
4782/19	Planning permission for: amendments to the mixed-use development, granted planning permission under PA Ref: 3960/17 and to Pa Ref: 2686/19. The amendments relate to the foodstore and office portion (Block 3). The numbered amendments below cross reference to the submitted plans. The development consists of the completion of the development subject to the following amendments: (1) Reposition window on canteen on south elevation and new window above exit door on the north elevation of the foodstore (2a) Photovoltaic solar panels on roof of foodstore (2b) photovoltaic solar panels on roof of offices (3) modifications to staff welfare layout, canteen, freezer/chiller area with new reception area servicing offices above. (4) ESB substation omitted. (5) Trolley bay repositioned and design of same revised. (6) Fence line to the north of the site as part of compliance with condition 5 of PA Ref: 2686/19 to include 2m high Palladin Mesh fence with Pyracantha hedging to outer face and fence positioned along the boundary line of the property (7) New access walkway to roof deck (8) Window to be used to access roof deck. (9) Minor parapet level adjustment of foodstore. (10) Electric vehicle charging points/spaces repositioned. (11) Revision to car parking to include 3 additional spaces and revised car parking space surface treatment from permeable paving to asphalt and amendments to the associated car parking drainage proposals. (12) Enclosed bin store relocated to service ramp area. Lidl Ireland GmbH.	No potential for in-combination effects given there are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects from the subject proposed development.
4495/19	Development will consist of a proposed new flat roof dormer to the rear of the existing house roof and all ancillary works.	No potential for in-combination effects given the scale and location of the project.
2640/20	Planning Permission for a ground floor porch extension to the front (circa 11.3sq.m) with 3 no. roof lights and associated site works at 13 Cromcastle Road, Kilmore West, Dublin 5.	No potential for in-combination effects given the scale and location of the project.
2943/20	The development will consist of: The construction of a new three-storey apartment scheme consisting of the following: ground floor, first floor and a dormer roof second floor. The proposal includes the following; (i) 3 one bedroom apartments; (ii) 6 two-bedroom apartments; (iii) private balconies; (iv) a bin storage area; (v) 10 on-site vehicle parking bays; (vi) 9 bicycle parking bays; (vii) 150.5 sqm landscaped communal open space; (viii) new boundary walls; (ix)	No potential for in-combination effects given there are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects from

Planning Ref.	Description of development	Comments
	provision for all storm water, foul drainage, mains water and electricity supply connections ancillary to the development.	the subject proposed development.
3200/20	RETENTION: Retention Permission for development at a site located at Units 15/16 Business & Technology Park, Clonshaugh, Dublin 17. The development comprises a modification to Permission DCC Ref. 2229/19 (currently under construction) granted for a 2 storey data centre, (with generator yard and all associated works). The development now provides a larger, single storey substation (increased in size from c.34.5 sq.m (as permitted) to c.68.4 sq.m) and located to the south-west of the data centre building as per the parent permission DCC Ref. 2229/19.	Previous planned development for the site3803
3221/20	Planning permission to convert attic space by raising in part the rear roof pitch within the existing roof profile, to form a single dormer with low-pitch roof over to provide a playroom with toilet for our three children. The pitch to fall to the rear with water collection gutter returned to the side to shed the rainwater onto the existing roof and into the existing surface water system.	No potential for in-combination effects given the scale and location of the project.
3763/20	The development will consist of the construction of a pitched roof and louvered panel walls to the eastern side of the existing fuel storage tank building located on the southern boundary of the site to match the existing building and the installation of 4 no. generators - 2 no. each within the existing recessed plant enclosures on the roof on the northern and southern sides of the building.	No potential for in-combination effects given the scale and location of the project.
3865/20	Planning permission for the demolition of the existing building immediately south of "The Range" store and the construction of a single storey discount food store (supermarket) with ancillary off-licence sales area. Provision of 75 surface level car parking spaces within the application red line boundary, including two electrical vehicle (EV) charging spaces (parking outside the application red line boundary is operational and therefore does not form part of this application); boundary treatments; 12 cycle stands (space for 24 bicycles); trolley bay canopy; hard and soft landscaping; ESB substation building and external mechanical plant areas; site lighting and connections to drainage and on site drainage infrastructure including attenuation tank; roof mounted photo-voltaic panels; all advertising signage. Access to the proposed development is via the two existing operational access points on the Clonshaugh Road, used by "The Range". All ancillary works to facilitate the development. Lidl Ireland GmbH.	No potential for in-combination effects given the project was screened for environmental effects and significant effects were ruled out.
2461/21	Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new gable window, new access stairs and flat roof dormer to the rear.	No potential for in-combination effects given the scale and location of the project.

There are no predicted in-combination effects given that the reasons discussed in the 'Comments' column of the Table above and given that the Proposed Development is unlikely to have any adverse effects on any European sites.

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 potential Zone of Influence of the Proposed Development 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 proposed development area and surrounding townlands in which the proposed development site is located, would be avoided.

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement for regard to the Habitats Directive. The development

cannot have received planning permission without having met the consenting authority requirement in this regard. There are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on any European site.

Any new applications for the Proposed Development area will be assessed on a case by case basis *initially* by Dublin City Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

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## ***THE ASSESSMENT OF SIGNIFICANCE OF EFFECTS***

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

A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no watercourses in the vicinity of the Proposed Development site. This was confirmed during fieldwork.

There is no direct connectivity to Dublin or Baldoyle Bays, or to any European sites within or outside the potential Zone of Influence.

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### **Explain why these effects are not considered significant.**

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 4km;
- The lack of direct connectivity between the Proposed Development and any hydrological pathways; there is no connectivity between the Proposed Development site and any watercourses that lead to Dublin Bay;
- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

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

The requirement for Appropriate Assessment Screening was determined during pre-planning discussion with Dublin City Council.

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### **Response to consultation**

N/A.

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## ***DATA COLLECTED TO CARRY OUT THE ASSESSMENT***

### **Who carried out the assessment**

Moore Group Environmental Services.

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### **Sources of data**

NPWS database of designated sites at [www.npws.ie](http://www.npws.ie)

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

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### **Level of assessment completed**

Desktop Assessment. Fieldwork was carried out as part of the EclA process.

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

Dublin City Council Planning web portal.

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## ***OVERALL CONCLUSIONS***

There is no open water connection to the Santry river but there is an indirect connection through the stormwater drainage however based on the distance to the nearest Natura site (North Dublin Bay, 4.5 km downgradient

along the Santry River), even without mitigation or design measures there is no potential for impact on water quality within Dublin Bay.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 4km;
- The lack of connectivity between the Proposed Development and any hydrological pathways; there is no connectivity between the Proposed Development site and any watercourses that lead to Dublin Bay;
- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

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

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, 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 can be *excluded*, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

An appropriate assessment is not, therefore, required.