

Report for the purposes of Appropriate Assessment Screening

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

OLDBRIDGE Grid Connection SID

Prepared by: Moore Group – Environmental Services

7 October 2020



On behalf of
An Bord Pleanála

Project Proponent	CAP Developments LLC
Project	Drogheda Data Storage Facility Grid Connection SID
Title	Report for the purposes of Appropriate Assessment Screening Drogheda Data Storage Facility Grid Connection SID

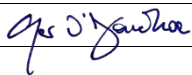
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Appendix A – Finding of No Significant Effects Report

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 Appropriate Assessment screening report 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 grid connection and substation to a permitted Data Storage Facility at the IDA Business and Technology Park, Donore Road, Drogheda, Co. Meath (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 Meath County 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 numerous Data Storage Facilities.

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 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 Planning and Development Act 2000 (section 177U and 177V) govern the requirement to carry out appropriate assessment.

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.”*

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 (*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* (2002), and *Managing Natura 2000 sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC* (2018)) 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 An Bord Pleanála 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).

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 1995-2020;
- 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, 2019); and
- Relevant Development Plans;
 - Meath County Development Plan 2013-2019
 - Draft Meath County Development Plan 2020-2026
 - Louth County Development Plan 2015-2021

3. Description of the Proposed Development

The Proposed Development is described in Chapter 2 of this EIA Report and briefly consists of:

The Proposed Development is to be located on a site within the Drogheda IDA Business and Technology Park, Donore Road, Drogheda, Co. Meath. The development is located to the north of the data storage facility permitted under Reg. Ref.: LB/191735. The site is situated within the townland of Rathmullan and comprises an area of c. 3.077 hectares.

The Proposed Development primarily comprises the provision of a substation compound and associated dropdown 110kV transmission lines, along with associated and ancillary works and is described as follows:

The proposed substation compound is subdivided into two parts. The western part of the compound will accommodate a two storey 110kV GIS substation building (with a gross floor area of c. 1,447 sq.m). The eastern part of the compound will accommodate four transformers and a single storey client control building (with a gross floor area of c. 423 sq.m) and associated underground services. Both parts of the substation compound are enclosed within 2.6 metre high security fencing.

The proposed dropdown 110kV transmission lines will connect the proposed 110kV GIS substation building to existing 110kV overhead transmission lines traversing the subject site to the west of the proposed substation and will comprise the provision of two dropdown masts (c. 16 meters in height) and associated overhead transmission lines, transitioning to underground transmission lines set within ducts that will subsequently progress into the 110kV GIS Substation building, which will in turn connect to the four transformers.

The development includes access paths, landscaping, security fencing, provision of internal access roads and car parking within the GIS substation compound, provision of a 49kVa electricity connection (c. 544 metres in length, connecting to existing electrical services in the main avenue of the Drogheda IDA Business and Technology Park) for the GIS substation building, a unit substation, lightning masts, services, all associated construction works, and all ancillary works.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development boundary on recent aerial photography. Figure 3a shows the Proposed Development in the context of Permitted Development (described in Chapter 2 of this EIA Report) and Figure 3b shows a detailed site plan.

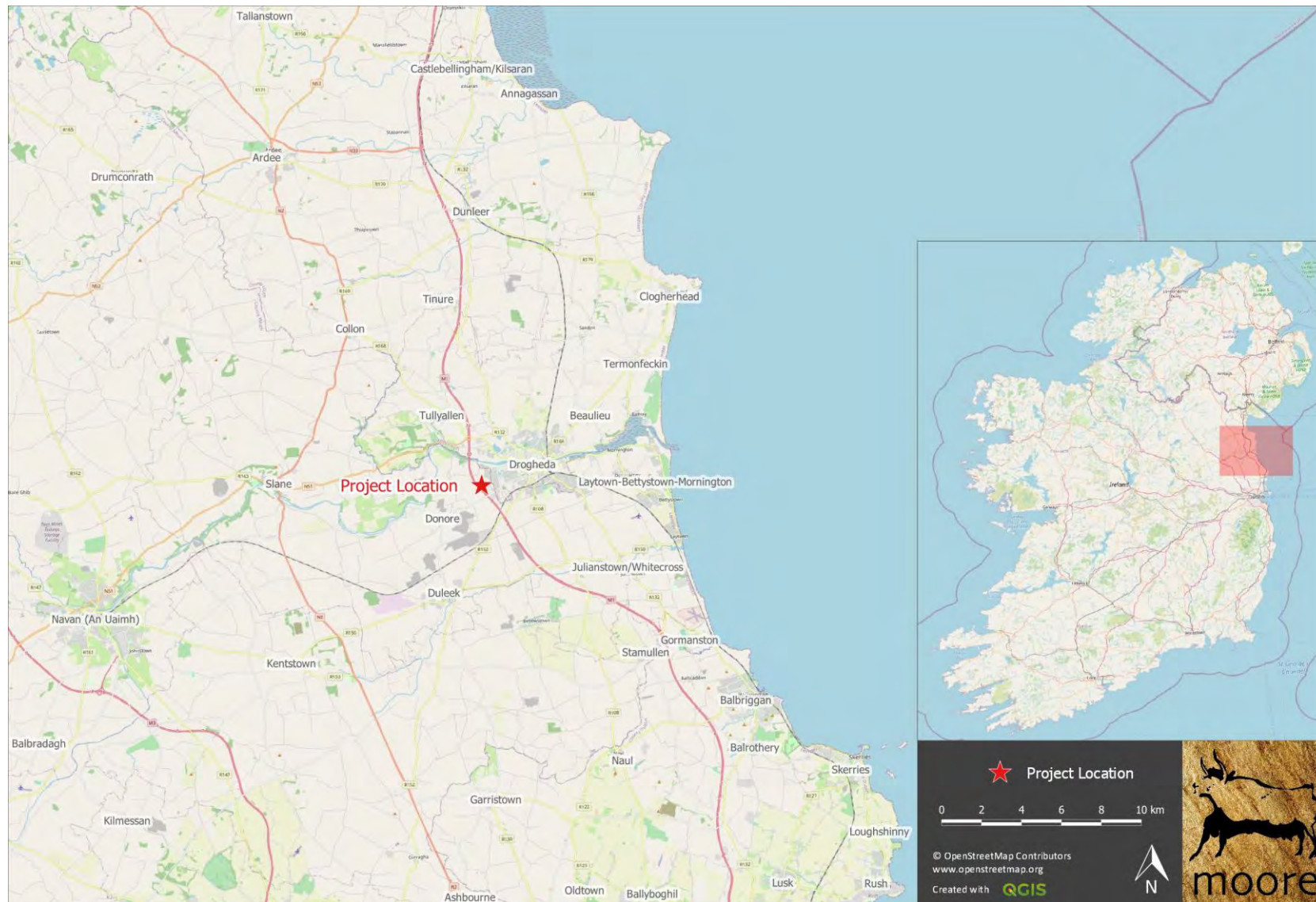


Figure 1. Showing the Proposed Development location to the west of Drogheda.



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

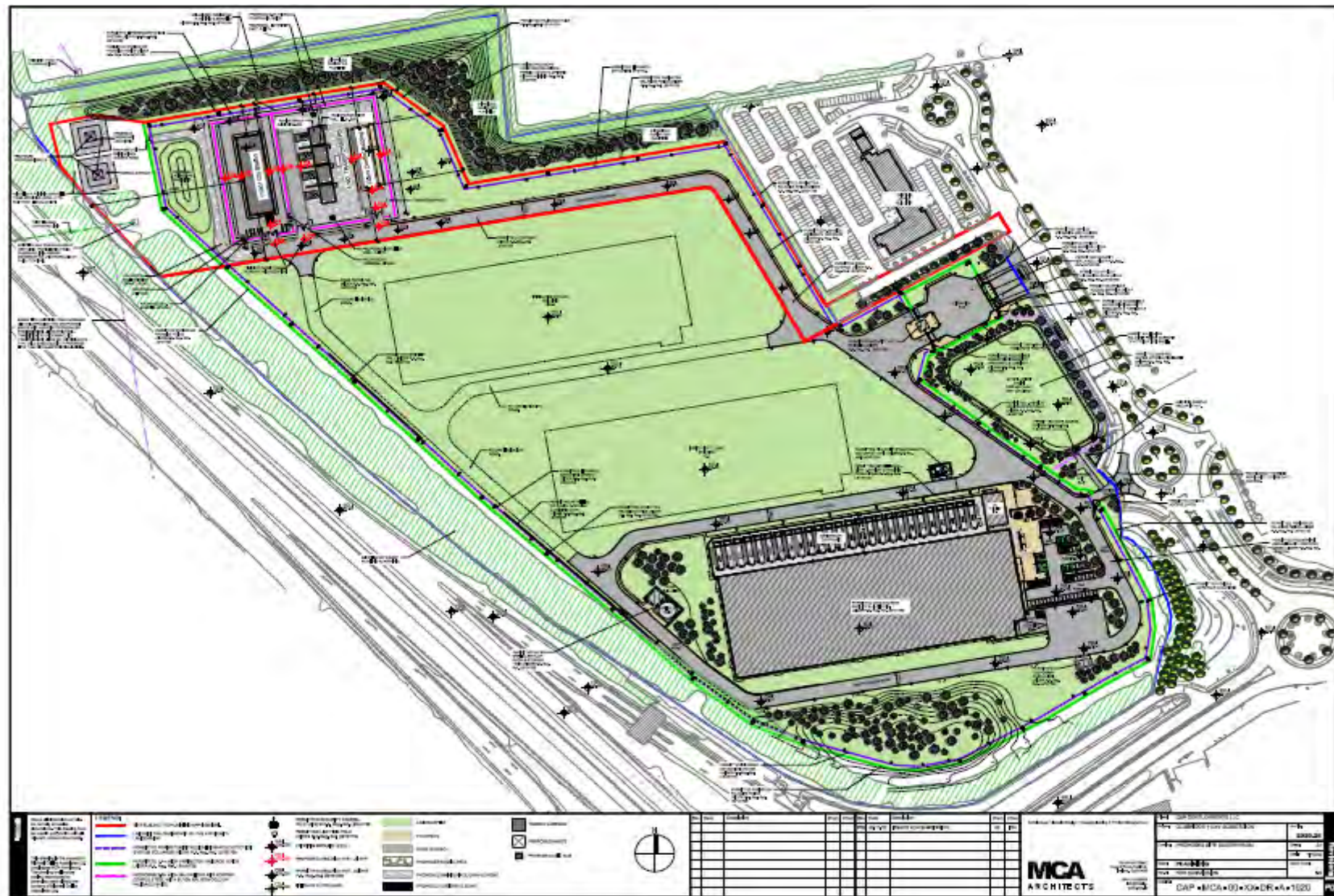


Figure 3a. Plan of the Proposed Development (outlined in red) in the context of the Permitted Development and indicative Masterplan for the Data Storage Facility.

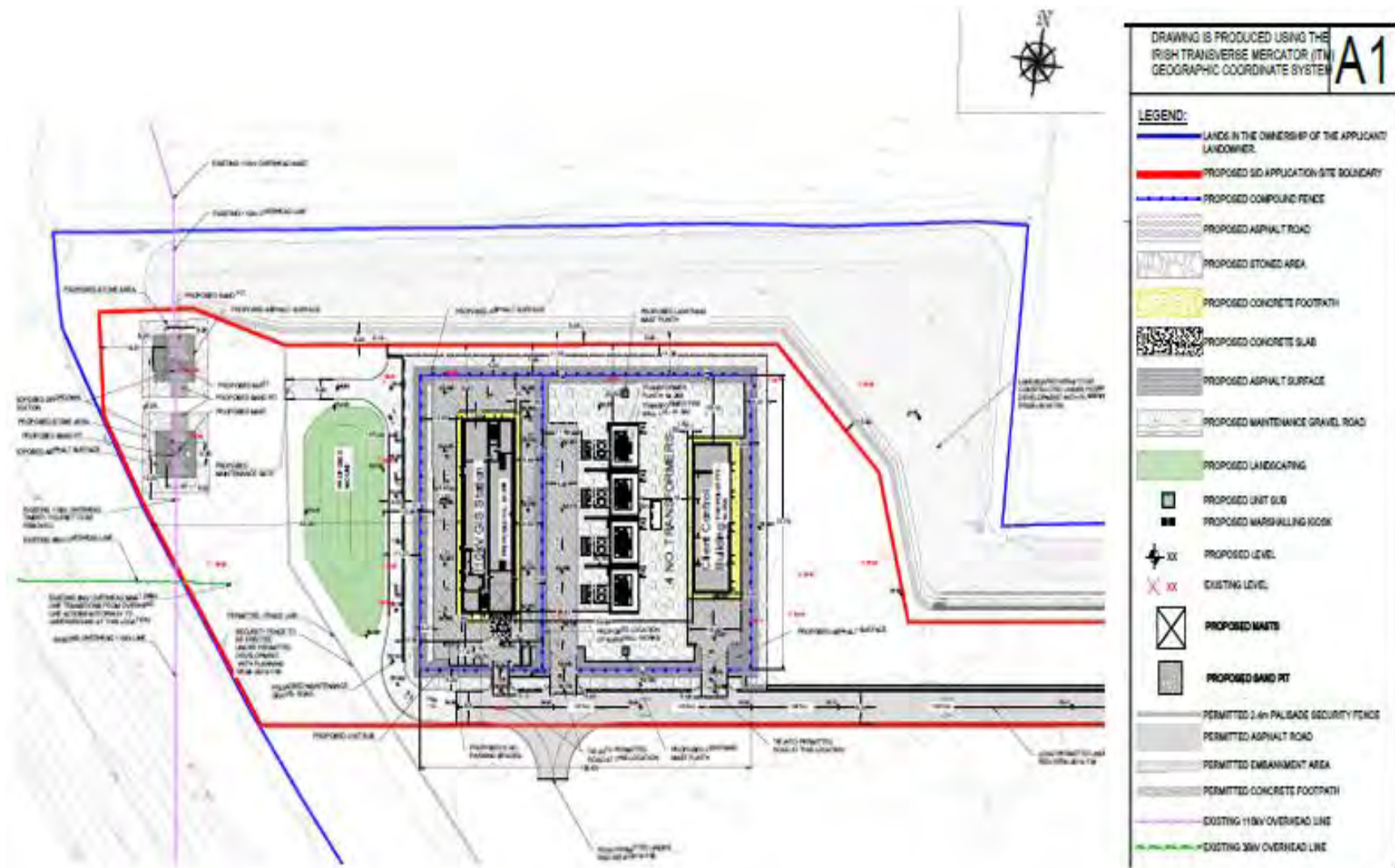


Figure 4b. Plan of the Proposed Development in detail.

4. Identification of Natura 2000 Sites

4.1. Description of Natura Sites Potentially Affected

Department of Environment, Heritage and Local Government (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 Development 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 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 15 km 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) on the 25 August 2020.

Table 1 European Sites located within 15km or the potential zone of impact¹ of the Proposed Development.

Site Code	Site name	Distance (km) ²
001459	Clogher Head SAC	13.35
001957	Boyne Coast and Estuary SAC	5.18
002299	River Boyne and River Blackwater SAC	1.01
004080	Boyne Estuary SPA	3.98
004158	River Nanny Estuary and Shore SPA	8.38
004232	River Boyne and River Blackwater SPA	1.30

The nearest European sites to the Proposed Development are associated with the River Boyne and include the River Boyne and River Blackwater SAC (Site Code 002299), which is located just over 1km to the north, and the River Boyne and River Blackwater SPA (Site Code 004232), which is located approximately 1.3 km to the north.

The Proposed Development is located within the catchment of River Boyne, approximately 1 km to the south of the River and on the outskirts of Drogheda town. Immediately to the west of the Proposed Development

¹ All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

² 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.

site is the M1 Motorway. 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 on habitat assessment on 5 February and 17 April 2019 and 3 September 2020.

Downstream, the waters of the River Boyne enter the River Boyne Estuary with its European sites, the Boyne Coast and Estuary SAC (Site Code 001957) and the Boyne Estuary SPA (Site Code 004080), which are located respectively approximately 5.1km and c. 4km to the northeast of the Proposed Development.

It can be noted that the level of development recorded during fieldwork and distance from the coastal SPAs do not present opportunities to support the bird species (predominantly waders) for which the Boyne Estuary SPA (c. 4km) and River Nanny Estuary and Shore SPA (8.4km) are designated.

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact. Therefore, there are no predicted effects on any European sites.

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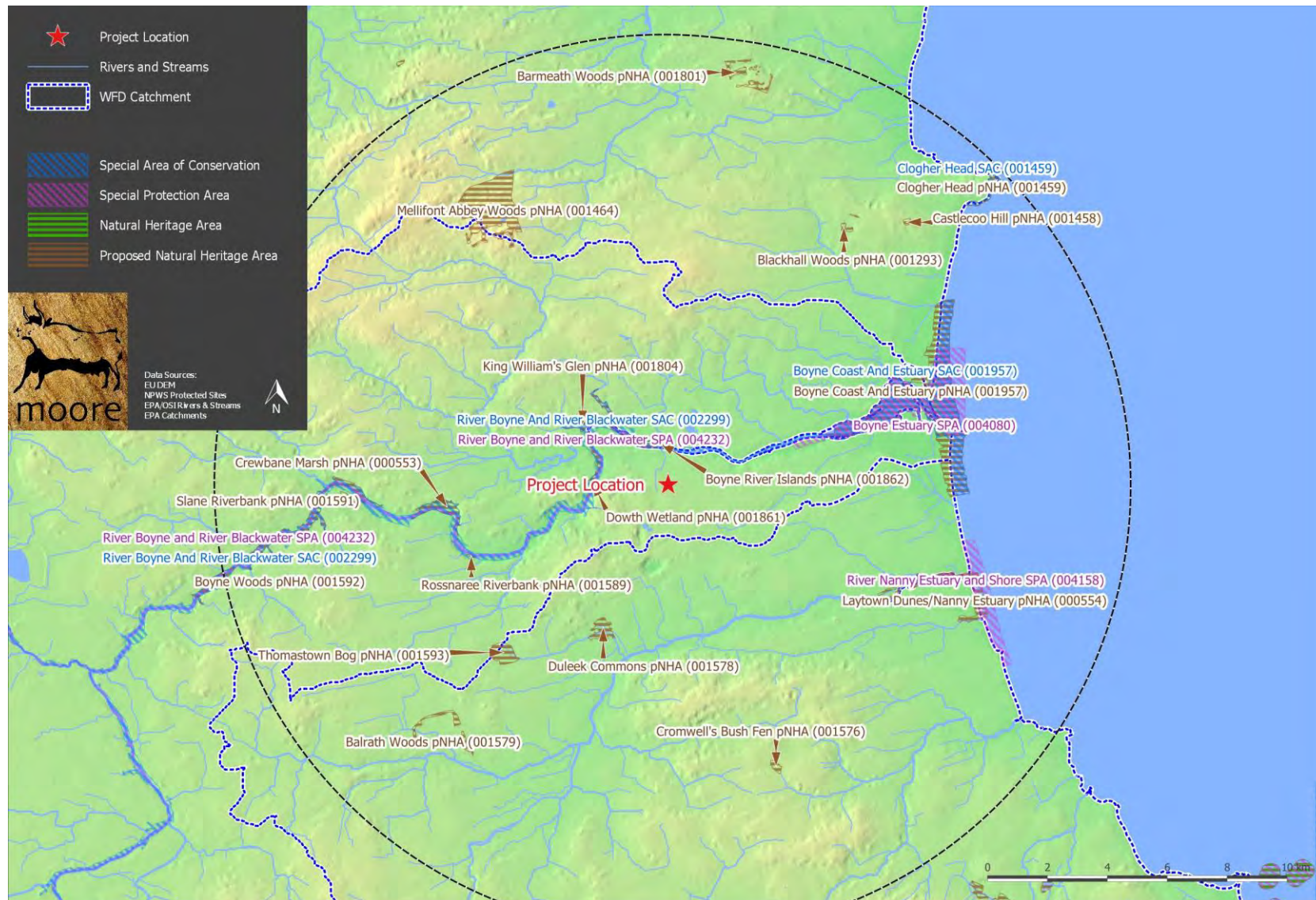


Figure 5. Showing European sites and NHAs/pNHAs within 15 km of the Proposed Development.

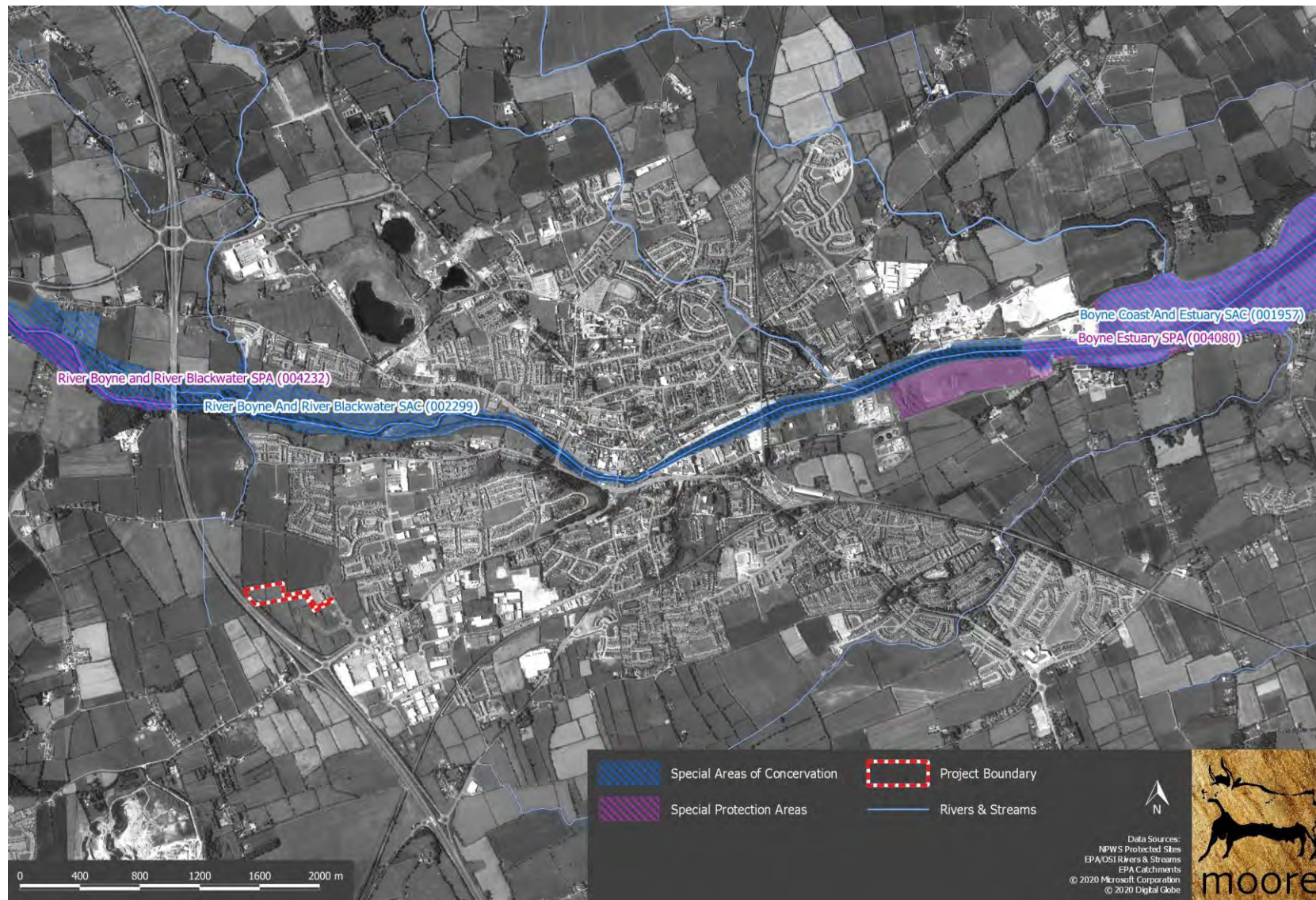


Figure 6. Detail view of European sites within 15 km of the Proposed Development.

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 .

The NHAs and pNHAs identified in Figure 4 are either associated with the River Boyne or located in outside the zone of impacts. It has been established that there is no connectivity to the River Boyne. Therefore, 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. Potential Impacts

The Proposed Development is located within the catchment of River Boyne, approximately 1 km to the south of the River and on the outskirts of Drogheda town. Immediately to the west of the Proposed Development site is the M1 Motorway. 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 on habitat assessment on 5 February and 17 April 2019 and 3 September 2020.

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact.

There will be no direct or indirect impacts from construction activity or from the operation of the Proposed Development on the River Boyne and therefore on any European sites associated with the River Boyne.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 1km;

- The lack of connectivity between the Proposed Development and any hydrological pathways; there are no watercourses within the Proposed Development boundary and there is no connectivity between the Proposed Development site and any watercourses that lead to the Boyne River;
- 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.

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. 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 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.

The Proposed Development, the Permitted Development and indicative future Masterplan for the site are considered together. The construction works for the Proposed Development will take place during the construction programme for the permitted development. However, these projects do not have connectivity to the River Boyne or to its associate European Sites and so in-combination effects can be ruled out.

The planning sections of the Meath and Louth County Council's websites were consulted on 28/08/20, and Tables 2 and 3 presents a list of applications that were granted permission in the vicinity of the Proposed Development within the past five years.

Table 2. Recent planning applications to MCC in the locality of the Proposed Development site.

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
FS16098 Costa Coffee, C/o Mr Sekar	Works to include the installation of new mezzanine floor, the installation of new emergency & general lighting, alterations to existing fire alarm, laying of floor finishes, erection of internal stud wall partitions, installation of prefabricated prefabricated feature joinery items such as balustrades,	Costa Coffee Drogheda Retail Park Donore Road Drogheda, Co Meath	GRANT PERMISSION 17/10/2016

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Natarajan,	coffee counter etc, internal decoration & installation of fixed & loose furniture and the refurbishment of the existing WC		
FS19155 Glenveagh Homes Ltd	Construction of new pre-school (Creche) within the Proposed Development at Rathmullen Road, Drogheda, Co Meath	Rathmullen Road, Drogheda, Co Meath	GRANT PERMISSION 03/10/2019
LB170240 MBCC Foods T/A Costa Coffee	The installation of a new mezzanine floor with an area of 54m ² at 2.9 metres from ground floor level and a new emergency escape door on the north elevation.	Costa Coffee Unit, Drogheda Retail Park, Donore Road, Drogheda, County Meath	GRANT PERMISSION 25/07/2017
LB170675 Gallow Ash Limited	Demolition of an existing agricultural shed and the construction of 156 no. dwellinghouses, creche and all associated ancillary development works including access, parking, footpaths, lighting, foul and surface/storm water drainage, landscaping and amenity areas.	Rathmullan Road Drogheda Co. Meath	GRANT PERMISSION 15/06/2018
LB181492 Targeted Investment Opportunities ICAV	The construction of an extension to this retail warehouse unit comprising a stock room and an outdoor display area, internal modifications and fit-out, associated elevational changes including new fire exits, signage and all associated site works necessary to facilitate the development	Unit 1A, Drogheda Retail Park Donore Road Drogheda, Co. Meath	GRANT PERMISSION 13/02/2019
SH305552 PL17.305552 Trailford Ltd	(i) demolition of existing farm buildings/structures (1160sqm) on site; (ii) construction of 661 no. residential dwellings and a neighbourhood centre adjacent to the site's eastern boundary, consisting of a childcare facility (486sqm), café (63sqm) and retail unit (318sqm); (iii) a 4-arm signalised junction and works to Rathmullan Road, including the widening of the existing carriageway to 6 metres and the provision of a 2 metre wide footpath linking the Proposed Development to the River Boyne Boardwalk; (iv) 2 no. priority junctions (one along the site's eastern boundary to provide access to the neighbourhood centre and one along the site's southern boundary to provide a second	Rathmullan Road Rathmullan Drogheda, Co. Meath	DECISION DUE 27/11/2019

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	<p>access to the development), realignment and upgrade works to the un-named local road along the site frontage to the south of the new signalised junction with Rathmullan Road; (v) Construction of a strategic foul water pumping station in the north-eastern corner of the site; and (vi) all associated site, landscaping and infrastructural works, including foul and surface water drainage, attenuation areas, open space areas, boundary walls and fences, internal roads and cycle paths and footpaths. The 661 no. residential dwellings consist of the following:</p> <ul style="list-style-type: none"> • 509 no. double storey semi-detached and terraced houses comprising 158 no. 2-bed houses, 269 no. 3-bed houses and 82 no. 4-bed houses; and • 152 no. apartments (in Blocks B1, B2, B3, C, D, E & G which vary from 3 to 5 storeys in height) comprising 13 no. 1-bed apartments and 139 no. 2-bed apartments. A total of 1,366 no. car parking spaces are proposed, including 1018 no. spaces (2 no. on curtilage spaces per dwelling) serving the proposed dwellings, 195 no. spaces serving the proposed apartments; 111 no. spaces serving visitors to the development; and 42 no. spaces serving the proposed neighbourhood centre. A total of 188 no. bicycle parking spaces are proposed, including 154 no. spaces serving the proposed apartments and 34 no. spaces serving the proposed neighbourhood centre. The development also features 9.15 hectares of public open space, including landscaped play spaces and pocket parks throughout the development and 6.13 hectares of landscaped open space provided adjacent to the Boyne River and M1 motorway frontages. This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS). 		
<p>FS17170</p> <p>Melanie Bell</p>	<p>75.9 m2 side extension consisting of a single open plan classroom</p>	<p>Scribbles & Giggles Pre-School Day Centre</p> <p>Knightswood, Matthews Lane</p> <p>Platin Road, Lagavoreen</p> <p>Drogheda, Co Meath</p>	<p>GRANT PERMISSION</p> <p>13/03/2018</p>

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB141095 Tony Cromwell	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/901402 - demolition of the existing dwelling and associated out buildings, provision of new site access from Lagavooren Manor, construction of 7 new dwelling houses including drainage connection, car parking and all associated sit works	Beamore Road, Lagavooren, Drogheda, Co. Meath	GRANT PERMISSION 06/02/2015
LB141166 Rockview Development Ltd	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/900997 - Revisions to previously approved mixed use development Reg Ref SA60309. The development will consist of a 2 & 3 storey mixed use development comprising 2996sqm leisure centre, 1694.5sqm of retail space including an off licence, 389sqm medical centre, 707sqm creche with 120sqm outdoor play area, underground car park with 90 spaces, surface car park with 122 spaces, internal ancillary areas including circulation, plant rooms along with all external ancillary site development works including landscaping & boundary treatments & the omission of 4 no. previously approved type F housing blocks comprising 6 no. ground floor residential units & 6 no.. first/second floor duplex residential units	Avourwen Village & The Meadows Platin Road Duleek, Drogheda, Co. Meath	GRANT PERMISSION 24/02/2015
LB141185 Joe Murphy Developments	Change of house type from 14 No. two storey town houses types A B & C permitted as units 1-14 in planning permission SA/70537 extended under permission SA/121086 to 2 No. two storey three bedroom detached house type H and 10 No. two storey three bedroom semi detached houses type J and associated site works	Knightswood, Matthew Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 25/03/2015
SA120901 DDF Partnership	change of use of the previously permitted motor sales outlet (1680sqm) to medical clinic use at ground and first floor levels including ancillary staff, patient and administration areas. The development will also consist of minor elevational amendments including the provision of new glazing and cladding to existing opes and a new canopy to existing pedestrian door on the south east elevation and a new canopy to existing pedestrian door on the south west elevation and provision of 4 no. additional parking spaces adjacent to the east and south of the building. (The development will be served by permitted existing surface car parking provision.)	Unit 10 Drogheda Retail Park, Donore Road, Rathmullen, Co Meath	GRANT PERMISSION 11/02/2012

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB171481 Fergus & Shane Neilon	EXTENSION OF DURATION OF PLANNING PERMISSION No SA/120081 - Two no. additional four bedroom, two storey semi-detached dwellinghouses (Circa 112m2 each) with associated siteworks, drainage and parking measures	No. 31, The Lawns, Highlands, Rathmullen Road, Drogheda, Co. Meath	GRANT PERMISSION 20/12/2017
LB190093 Ravala Ltd	alterations to dwellings on site numbers 138-142 (5no. dwellings) as granted under planning under planning ref: LB160450 to now include 7no. 2-bedroom Disability/Retirement bungalows, with all associated landscaping, site development and civil works. This equates to 2 additional dwellings	Knightswood, Matthews Lane, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 01/02/2019
SA121086 Martin Dunne (per Martin Ferris Receiver)	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/70537 - 172 unit residential development	Mathews Lane, Platin Road, Lagavoreen, Drogheda Co Meath	GRANT PERMISSION 20/12/2012
LB151408 J Murphy Developments Ltd	change of house type from 38 no. type A (2 storey 3 bed semi detached town houses) on site numbers 41 - 78 Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference SA60423, SA70537 and SA121086 to 18no. type H (3 bed semi detached town houses), 14no. type J (3 bed end of terrace town houses), 11no. type K (2 bed mid terrace town houses), and 1 no. type G (2 storey 3 bed detached town house). This application represents an increase of 6 units from 38 to 44 as approved under registry reference SA60423, SA70537 and SA121086. The development will also consist of change of house type from 2 no	Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda , Co Meath	GRANT PERMISSION 23/12/2015

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	type J (3 bed end of terrace town houses) and 2 no. type K(2 bed mid terrace town houses) on site numbers11-14 Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference LB141185 to 2 no. type H (2 storey 3 bed semi detached town houses) and 1no. type G (2 storey 3 bed detached town house on site numbers 11-13. This application represents a decrease of 1 unit from that approved under planning permission registry reference LB141185		
LB170414 Scribbles & Giggles Creche	the development will consist of a single storey one classroom side extension and all associated site works	Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 19/04/2017
LB171546 J Murphy Developments Ltd	EXTENSION OF DURATION OF PLANNING PERMISSION LB160450 - Development will consist of change from 94no. mixed house types and duplex apartments on site numbers (79-172) as granted under planning ref: SA60423, SA70537 & SA121086 to 30no. Type H (3-bed semi-detached), 3no. Type G (3-bed detached), 18no. Type J (3-bed end of terrace) & 12no. Type K (2-bed mid terrace) all on site number 86-148. This represents a decrease of 24 units. The development will also consist of change of house Type G (3-bed detached) on site number 55 as granted under planning ref: LB151408 to 2no. Type H (3-bed semi-detached) with all associated site & civil works. This represents an increase of 1 unit.	Knightswood, Matthews Lane, Drogheda, Co. Meath	GRANT PERMISSION 29/12/2017
LB160450 J Murphy Development Limited	development will consist of change from 94no. mixed house types and duplex apartments on site numbers (79-172) as granted under planning ref: SA60423, SA70537 & SA121086 to 30no. Type H (3-bed	Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 10/05/2016

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	semi-detached), 3no. Type G (3-bed detached), 18no. Type J (3-bed end of terrace) & 12no. Type K (2-bed mid terrace) all on site number 86-148. This represents a decrease of 24 units. The development will also consist of change of house Type G (3-bed detached) on site number 55 as granted under planning ref: LB151408 to 2no. Type H (3-bed semi-detached) with all associated site & civil works. This represents an increase of 1 unit. Significant further information/revised plans submitted on this application		
LB190254 Ruth & Andy Kiernan	*demolition of an existing utility room to side of the existing dwelling, * removal and replacement of roofs to existing dwelling, * construction of 2 no. new single storey extensions to the rear of the existing dwelling, including a 2 bedroom assisted-living family flat, * construction of a first floor extension over existing single storey section of dwelling, * construction of a new detached garage to the side of the existing dwelling, * alterations and improvements to the existing site entrance, * decommissioning of existing septic tank & provision of new proprietary wastewater treatment system & percolation area * and all associated site works. Significant further information/revised plans submitted on this application	Donore Road, Drogheda, Co. Meath	GRANT PERMISSION 08/03/2019
LB141038	change of use of former car showroom and maintenance workshop to new distillery, brewery and visitors centre, with associated new buildings including warehouse and site	Bryanstown,, Duleek, Co. Meath	GRANT PERMISSION

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Harvest Distilling & Brewing Ltd.,	development works. The development shall consist of new distillery, brewery together with canning and bottling lines, whiskey filling area, barrell storage, associated offices, laboratory, restaurant, retail area, tasting rooms, kitchen, including preparation and servery area, associated stores and offices all within existing buildings. Permission sought for visitors centre incorporating new entrance foyer with function room at first floor level, roof garden at second floor level, new service building with plant rooms and amenity facilities, external tanks and silos, new warehouse with offices over three floors, machinery building, site development works, including car-parking, disabled car parking, car parking for electrical re-charging of eco cars, bus parking, cycle parking, new vehicular service entrance, storm water attenuation and harvesting systems, foul sewer pumping station with rising main to existing manhole located at entrance to Knights Wood residential development, at access off Matthews Lane		20/11/2014
LB160011 Harvest Distilling & Brewing Ltd.	land permission for retention of developments. The development consists of A. Change in layout of whiskey storage area granted planning permission under planning reference LB141038, to incorporate new keg filling area, cider process area including external tank, mezzanine area and covering of existing ramp to basement. B. New fire water storage tank with pump house and associated site development works. C. Retention permission of ESB sub-station,	Bryanstown, Platin Road, Drogheda, Co. Meath	GRANT PERMISSION 12/01/2016

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	with adjoining switch room and pump house		
LB141022 Laurence Cassidy	the development will consist of the following, the change of use of existing house from commercial 6 bedroom non residential bed and breakfast to residential dwelling house	Platin Lower, Duleek, Drogheda, Co. Meath	GRANT PERMISSION 14/11/2014
SA120881 Danielius Stankevicius	1. retention and completion of a new 3 bedroom storey-and-half replacement dwelling, 2. retention and completion of existing garage, 3. proposed relocation and improvement of existing vehicular entrance, 4. proposed proprietary waste water treatment system and percolation area, 5. all associated site works	Drogheda Road, Donore, Co Meath	GRANT PERMISSION 08/10/2012
SA100051 James Gogarty	alterations to front, side & rear elevations of existing building, (2) a two storey extension to front elevation, (3) a single storey extension to the side & rear elevations, (4) the construction of a new side entrance attached to the west side of the dwelling, (5) the construction of a small green house located to the rear of the site & (6) all associated site development works connected with the development	Dunamaise House, Donore Road, Donore, Drogheda Co Meath	GRANT PERMISSION 27/01/2010
SA110353 Drogheda Town Football Club	2 No. Football pitches, carparking, 2 No. Temporary storage containers and all associated site works.	Platin Road, Lagavoreen, Co. Meath	GRANT PERMISSION 18/04/2011

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
SA110622 Mark & Tanya Curry	a proposed two storey extension to the side, including a single storey extension to the rear of the existing dwelling house and all associated site works	No. 6 The Crescent, Highlands, Rathmullan, Drogheda, Co Meath	GRANT PERMISSION 27/06/2011
LB180873 Michael & Lynn McGovern	retention of existing single storey extension to rear and side of existing two-storey dwelling and proposed first floor extension to side of existing two-storey dwelling	No. 13, The Court, Highlands, Rathmullan, Drogheda, Co. Meath	GRANT PERMISSION 07/08/2018
LB140854 Lyndsey McHugh and Rodney Everitt	the development will consist of new two storey extension to side and rear of existing dwelling and new single storey sunroom extension to rear of existing dwelling along with all associated site works	17 The Green, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 26/09/2014
LB160950 Donal & Tara Murphy	development will consist of the construction of a new first floor extension over existing single storey part to side of dwelling and a new single storey extension to rear of existing dwelling, together with all associated site works	16 The Avenue, Highlands,Drogheda, Co. Meath	GRANT PERMISSION 31/08/2016
LB140854 Lyndsey	the development will consist of new two storey extension to side and rear of existing	17 The Green, Highlands, Drogheda,	GRANT PERMISSION

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
McHugh and Rodney Everitt	dwelling and new single storey sunroom extension to rear of existing dwelling along with all associated site works	Co. Meath	26/09/2014
LB190177 Ian & Mary Barrett	the construction of a new single-storey extension to the side and rear of existing dwelling, together with all associated site works	3 The Lawn, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 21/02/2019
LB160950 Donal & Tara Murphy	development will consist of the construction of a new first floor extension over existing single storey part to side of dwelling and a new single storey extension to rear of existing dwelling, together with all associated site works	16 The Avenue, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 31/08/2016
LB181033 Joseph & Denise Connor	proposed two storey/single storey rear extension to existing two story dwelling and all associated works	25 The Drive, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 07/09/2018
SA140457 Robert Byrne	first floor side extension to existing dwelling and all associated site works	53 The Drive, Highlands, Rathmullen Road, Drogheda, Co. Meath	GRANT PERMISSION 29/05/2014
LB171168	the development will consist of the following: (a) construction of a first floor extension over single storey part to side of existing dwelling (b) construction of a single	50 The Drive, Highlands, Drogheda, Co. Meath	GRANT PERMISSION

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Barry Whelan	storey extension to rear of existing dwelling (c) construction of a bay window to front of existing dwelling (d) all associated site works		06/10/2017
SA110864 Kevin O'Brien	1. Permission to construct a single storey extension to rear of dwelling with all ancillary site works and 2. Permission for retention of domestic store/garage, upgraded PuraFlo wastewater treatment system with polishing filter, revised site layout and alteration to single storey extension to side of dwelling from plans previously submitted under SA/70395	Newtown, Platin , Drogheda, Co Meath	GRANT PERMISSION 15/09/2011
LB150245 Siobhan & John Conway	development consists of modifications and alterations to the existing dwelling and a new single storey extension to the side and rear, including upgrading the existing septic tank to a new wastewater treatment system and percolation area and all associated site works.	Newtown Platin, Donore, Co. Meath	GRANT PERMISSION 12/03/2015
SA100452 Deirdre Bidwell	construction of a single story extension to the south facing elevation of the existing dwelling, comprising of a sunroom and all associated site works.	Newtown Platin, Donore Co Meath	GRANT PERMISSION 06/05/2010
LB151408	change of house type from 38 no. type A (2 storey 3 bed semi detached town houses) on site numbers 41 - 78 Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference SA60423, SA70537 and	Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda , Co Meath	GRANT PERMISSION 23/12/2015

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
J Murphy Developments Ltd	SA121086 to 18no. type H (3 bed semi detached town houses), 14no. type J (3 bed end of terrace town houses), 11no. type K (2 bed mid terrace town houses), and 1 no. type G (2 storey 3 bed detached town house). This application represents an increase of 6 units from 38 to 44 as approved under registry reference SA60423, SA70537 and SA121086. The development will also consist of change of house type from 2 no type J (3 bed end of terrace town houses) and 2 no. type K(2 bed mid terrace town houses) on site numbers11-14 Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference LB141185 to 2 no. type H (2 storey 3 bed semi detached town houses) and 1no. type G (2 storey 3 bed detached town house on site numbers 11-13. This application represents a decrease of 1 unit from that approved under planning permission registry reference LB141185		
LB190093 Ravala Ltd	alterations to dwellings on site numbers 138-142 (5no. dwellings) as granted under planning under planning ref: LB160450 to now include 7no. 2-bedroom Disability/Retirement bungalows, with all associated landscaping, site development and civil works. This equates to 2 additional dwellings	Knightswood, Matthews Lane, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 01/02/2019
LB141185 Joe Murphy	change of house type from 14 No. two storey town houses types A B & C permitted as units 1-14 in planning permission SA/70537 extended under permission SA/121086 to 2 No. two storey three bedroom detached	Knightswood, Matthew Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 31/12/2014

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Developments,	house type H and 10 No. two storey three bedroom semi detached houses type J and associated site works		

Table 3. Recent planning applications to LCC in the locality of the Proposed Development site.

Louth County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
13510015 Seamus Domegan	Extension of Duration of Planning Permission 08/170 which consists of Permission for four-storey office building with rooftop plant room (total floor area 4531sq.m.) accommodating 8 no. office units ranging in size from 200sq.m to 696sq.m. Development includes 88 no. surface car parking spaces, bicycle parking, a 22.8sq.m. ESB substation, refuse store, landscaping, boundary treatment, services, illuminated building signage & ancillary site works. Development also includes a 7.0m high by 2.2m wide free-standing double sided monolith advertising sign with up-light illumination.	Matthews Lane, Donore Industrial Estate Road, Drogheda, County Louth	GRANT PERMISSION 27/02/2013
11510022 Lorraine Prendergast	Single storey pitched roof extension to side comprising a Kitchen & Shower Room, also an Attic Study with Rooflights.	11 Knockbrack Close, Drogheda, Co. Louth.	GRANT PERMISSION 21/03/2011

14510014 Keith Smyth	Permission for construction of 2 storey extension to side of existing dwelling house over existing ground floor, new bay window and porch along with all associated site works	26 Knockbrack Close, Matthews Lane, Drogheda, County Louth	GRANT PERMISSION 18/02/2014
17918 McBreen Environmental	Permission to erect a fully serviced two storey office building with attached workshop / maintenance building, form hardstanding yard for vehicle parking, truck wash facilities for private use, erect perimeter fencing, install pumping station, connection to existing services and all ancillary and associated works.	East Coast Business Park, Matthews Lane, Donore Road, Drogheda	GRANT PERMISSION 11/12/2017
10510103 Co. Louth V.E.C.	Extension & alterations to existing school buildings to include 6 no. CLASSROOMS together with ancillary accommodation, along with all associated site works.	St. Oliver's Community College, Rathmullen Road, Drogheda.	GRANT PERMISSION 01/10/2010
10510034 County Louth V.E.C.,	Six no. temporary CLASSROOMS along with all associated site works.	St. Oliver's Community College, Rathmullen Road, Drogheda	GRANT PERMISSION 30/03/2010
14510021	Permission for a single storied extension and alterations to the existing school buiding in two separate locations to include a new	St Oliver's Community College, Rathmullen	GRANT PERMISSION

Board of Management St Oliver's Community College	entrance, 10 no. classrooms and offices together with ancillary accommodation and associated site works	Road, Drogheda, County Louth	07/03/2014
15675 Louth & Meath Education & Training Board (LMETB)	<p>Permission for Proposed Development will consist of a new two-storey administrative headquarters building. The building will be exclusively occupied by the applicant (LMETB) for the purposes of administering educational & training services in the Louth & Meath areas. The Proposed Development also provides for 57 no surface car parking spaces, cycle parking, landscaping and boundary treatment, signage and all associated site development works.</p> <p>Vehicular access to the Proposed Development is provided via a new access off Marley's Lane.</p>	Marley's Lane / Rathmullen Road, Drogheda, County Louth	<p>GRANT PERMISSION</p> <p>12/10/2015</p>
10510103 Co. Louth V.E.C.	Extension & alterations to existing school buildings to include 6 no. CLASSROOMS together with ancillary accommodation, along with all associated site works.	St. Oliver's Community College, Rathmullen Road, Drogheda.	<p>GRANT PERMISSION</p> <p>01/10/2010</p>
14574 Respond Housing Association	Permission for a single storey extension to the existing bungalow and site development works to provide for a new private disabled carparking space, which includes new vehicular access, boundary modifications and relocation of 3 existing carparking spaces to existing public green.	77 Tredagh View, Marleys Lane, Drogheda, Co Louth	<p>GRANT PERMISSION</p> <p>12/12/2014</p>

19237 Ian Farrell & Nicola Farrelly	Permission to construct a single storey 24m2 extension to the east of the dwelling, to demolish a section of the existing dining room wall and to create a 1550mm opening into the proposed 20m2 family room with a 4m2 WC and utility room.	37 Marley Court, Drogheda, Co Louth	GRANT PERMISSION 29/03/2019
18292 Gary & Eavan Doyle	Permission requested for new two-storey extension to eastern side of existing two-storey dwelling house along with associated internal alterations and siteworks.	21 Cedarfield, Drogheda, Co. Louth	GRANT PERMISSION 20/04/2018
13510066 Berchmans Enterprises Limited	Permission for: (i) Timber shopfront to existing pub entrance to the south elevation (ii) covered enclosure to existing smoking area with slate covered projecting canopy structure including projecting canvas awnings and free standing wind breakers all to south west elevation (iii) Retention permission is sought for halo illuminated signage to the south west elevation, and associated site works. The Proposed Development is within the curtilage of a Protected Structure ***Grant Permission for (i) Timber shopfront to existing pub entrance to the south elevation (ii) covered enclosure to existing smoking area with slate covered projecting canopy structure including projecting canvas awnings and free standing wind breakers all to south west elevation subject to 4 conditions in Schedule 1*** To Grant Permission for (iii) Retention permission is sought for halo illuminated	The Thatch Public House, Donore Road, Drogheda, Co Louth	GRANT PERMISSION 20/09/2013

	signage to the south west elevation, and associated site works subject to the 2 conditions in Schedule 2**		
18786 Maxol Ltd	Permission is sought for the following: (i) A 182 sq.m. extension to the existing shop, deli and off licence, and the creation of a modernised shop, wine off license, deli and seating area, (ii) Extension of existing forecourt to provide designated parking, (iii) Minor realignment of existing access points, (iv) Ninetenn car parking spaces and new cycle parking stands, (v) Relocation of offset fill point and vent pipes, (v) Relocation of existing car wash, (vi) New corporate signage. The Proposed Development also includes all site development works including drainage and landscaping.	Maxol Service Station, Donore Road, Drogheda, Co Louth, A92HX9A	GRANT PERMISSION 28/09/2018
19724 Maxol Limited	Retention & Permission for development on a site of approximately 0.3549 hectares, which currently accommodates a Maxol Service Station, and unit 9 (a garden centre). The Proposed Development will consist of the demolition of Unit 9 (a two storey building, 462sqm) and removal of associated structures and the removal of part of the existing service station forecourt canopy; and the construction of single storey extension (275sqm) onto the existing single storey forecourt building (155sqm), resulting in a forecourt building of 430sqm. The resultant forecourt building will accommodate a 100 sqm shop (including a 9 sqm ancillary off-licence; 3 no. restaurant/café areas (which will include for the sale of hot and cold food for consumption on and off the premises) (one of which will include a drive-thru facility); associated restaurant/café seating areas; ancillary kitchens, staff and customer facilities, plant, storage, back of house and	Maxol Service Station, Donore Road, Drogheda, Co Louth	GRANT PERMISSION 06/09/2019

	<p>circulation spaces. The development will also consist of elevational changes to the existing building; signage (replacement of a 6.5m high double sided internally illuminated totem sign, new shopfront signage, some internally illuminated, and signage associated with the car wash); external lighting; revisions to the site layout (the provision of 43 no. car parking spaces, bicycle parking spaces, waste and plant storage area; new replacement car wash, vent pipes, offset fill point and air/water services point); changes to levels; hard and soft landscaping, including revised boundary treatments and an external public seating area; associated site servicing (water supply, foul and surface water drainage including surface water attenuation measures); all other associated site development works above and below ground; realignment of the existing vehicular access points at Donore Road; and closure of the existing vehicular access to the garden centre site. Retention permission is sought for development consisting of a parcel collection kiosk.</p>		
<p>18674</p> <p>Energy Efficient Homes Ltd.</p>	<p>The development will consist of the following: 1. Retention of change of use of unit 2. Retention of the subdivision of existing commercial unit along with internal alterations 3. Retention of alterations to existing east elevation which include 2no. doors and 1no. window 4. Retention of existing signage 5. Proposed alterations to existing elevations which include 1no. new door on the east elevation, and 1no. window to be removed and 5no. new windows to the west elevation.</p>	<p>Unit 1 A, Block 2, Drogheda Industrial Park, Donore Road, Drogheda Co Louth</p>	<p>GRANT PERMISSION</p> <p>24/08/2018</p>
	<p>Permission for the development that consists of the retention of offices at ground and first</p>	<p>Unit 1b, Block 2, Drogheda Industrial</p>	<p>GRANT PERMISSION</p>

17672 Mardam Ltd	floor level, and retention of a mezzanine floor and the Proposed Development will consist of completion of the retention works, a personnel door in the rear façade of the building, internal alterations and for associated site works.	Estate, Donore Road, Drogheda, Co. Louth	11/09/2017
18320 Joe Duffy Property Company Limited	Permission for an extension at (Former Tom Fox) car showroom site. The development consists of extensions to the south and east elevations to form additional workshop area and car valeting/wash facilities, (combined addition of 243.7m2 floor area), with associated internal reconfiguration. External customer parking layout and used display areas to be reconfigured. Elevations to receive new external cladding, and corporate signage consisting; 1 brand pylon, 1 directional pylon and 4 fascia signs.	Former Tom Fox Car Showroom site, New Grange Business Park, Donore Road, Drogheda, Co. Louth	GRANT PERMISSION 27/04/2018
16922 Renata Jakutiene	Retention Permission for development consisting of change of use of existing mixed retail and onsite learning activity and development centre use from previously granted retail warehousing granted under register reference 04197. Retention is also sought for existing signage located on external wall of building.	Unit 2a, Drogheda Industrial Park, Donore Road, Drogheda, Co. Louth	GRANT PERMISSION 20/12/2016
15615 Gary Kelly	Retention Planning Permission for retention of the first floor constructed in the existing unit and for permission for a change of use from light industrial/retail use to a fitness centre at ground level.	Unit 11B, Newgrange Business Park, Donore Road, Drogheda	GRANT PERMISSION 17/09/2015
	Retention permission for a change of use	Unit 11A Newgrange	GRANT PERMISSION

16239 Ian Madden	from a manufacturing/retail use to a taxi/cab operational facility also retention permission for the palisade fence along the south eastern boundary of the complex.	Business Park, Donore Road, Drogheda	15/04/2016
13510049 Pharaway Properties Limited	Permission for development will consist of the change of use of c.37m ² of the existing bulk storage area to Class 1 retail sales area (non-food) & all associated site development works & site services with the Tesco Supermarket.	Matthews Lane, Rathmullan, Drogheda, County Louth	GRANT PERMISSION 11/07/2013
10510088 Blackstone Motors Ltd.,	Change of use of part of ground floor from industrial/warehouse/wholesale retail to Motor Vehicle Sales & will also include alterations to existing building facade, an extension of 194 sq.m. to west side of existing building, the erection of Advertising Flags, Totem Signs, Facade Mounted Signage, new paladin boundary fence along southern boundary & all ancillary site dev. works & services.	Newgrange Business Park, Donore Road, Drogheda	GRANT PERMISSION 27/08/2010
17719 Nature's Best	Permission to construct a single storey factory extension of 2,682 square meters to provide loading bay, cold storage, packaging room, production area, plant room and all associated site works.	Greenvale Park, Rathmullen , Matthews Lane, Drogheda, Co. Louth. A92FT59	GRANT PERMISSION 25/09/2017

Ltd			
17377 Lidl Ireland GmbH	Retention permission and completion of ongoing development consisting of amendments to planning permission reference 15/716 (relating to the construction of a new licenced discount foodstore). The Proposed Development comprises 1)The extension of site area to 1.18 hectares; 2) reconfiguration and extension of permitted car park to provide 181 no. parking spaces; 3) relocation of permitted pedestrian entrance on Donore Road; 4) Installation of plant/equipment to roof of delivery / loading bay; and 5) associated and ancillary revisions to permitted hard and soft landscaping and boudaries and boundary treatments, and all other associated and ancillary modifications to 15/716 above and below ground level.	Donore Road , Drogheda, Co Louth	
10510110 Lidl Ireland GmbH	Single storey extension with a flat roof & located to the front of the existing store & will be finished with materials consistent with the existing store. The proposed dev. also comprises an enclosed plant area adjoining the proposed extension, internal modifications/connections to the existing store & all assoc. works. Relocate existing car parking spaces, connection to existing services on site with all ancillary site dev. works.	Donore Road, Drogheda	
11510042	EXTENSION OF DURATION ON PLANNING FILE 04/324 - DEMOLITION OF FACTORY BUILDINGS & CONSTRUCTION OF 6 NO.	FORMER TELLABS SITE, DONORE ROAD,	

DDF PARTNERSHIP	RETAIL WAREHOUSE UNITS	DROGHEDA	
19504 Gatevale Ltd. T/A John McCabe Nissan Drogheda	Permission for a new car showroom with attached ancillary vehicle maintenance unit, building signage, surface car parking area with lighting, totem signage poles, new boundary fence/walls, use of existing vehicle entrance onto Donore Industrial Estate road and all associated site/civil development works.	Donore Industrial Estate, Donore Road, Lagavoreen, Drogheda, Co Louth	
16508 Irish Breeze Limited	Permission for the following: 1. to erect 2no. (8.1m x 1.7m) external LED backlit signs to south and east facades of the building, 2. erection of a two storey 258m2 extension to the south facade of the building for water tank storage purposes and an engineer's workshop, and including all associated site development works required for the above works.	Matthew's Lane South, Donore Road Industrial Estate, Drogheda, Co. Louth	
16507 Irish Breeze	Retention permission for the following: 1. Upgrade of site boundary fencing to the east and south to 2.4m high to matching existing, 2. the installation of 2 no. 2.4m high sliding gates to front (east) and rear (south) entrances. 3. the construction of 1no. single storey external 73m2 structure, adjacent to the northern site boundary for storage of pallets only, 4. 1no. 129m2 concrete pad	Matthew's Lane South, Donore Road Industrial Estate, Drogheda, Co. Louth	

Limited	with associated retaining walls and water tanks, adjacent to southern boundary, 5. for a second loading dock to the east of the existing loading dock on the north facade, 6. a 40m2 fenced compound with concrete pad, for a chiller unit as part of an air conditioning system to the south east corner of the building, adjacent to the southern boundary & 7. two no. 1600mm x 400mm external signs, positioned either side of entrance on existing wing walls, and including all associated site development works.		
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Significant effects can be excluded with the developments in Tables 2 and 3 given that it is predicted that the Proposed Development will have no effect on any European site.

The Meath and Louth County Development Plans and Local Area Plans in complying with the requirements of the Habitats Directive require that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Proposed Development site would be initially screened for Appropriate Assessment. In this way, in-combination effects 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 Proposed Development area will be assessed initially on a case by case basis by Meath or Louth County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

6. Conclusion

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 1km;
- The lack of connectivity between the Proposed Development and any hydrological pathways; there are no watercourses within the Proposed Development boundary and there is no connectivity between the Proposed Development site and any watercourses that lead to the River Boyne;
- 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.

Having considered the above, significant effects on any European sites as a result of the Proposed Development 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 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.

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, 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 (2020) 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

Oldbridge Grid Connection SID

Name and location of the Natura 2000 site(s)

The nearest European sites to the Proposed Development are associated with the River Boyne and include the River Boyne and River Blackwater SAC (Site Code 002299), which is located just over 1km to the north, and the River Boyne and River Blackwater SPA (Site Code 004232), which is located approximately 1.3 km to the north.

The Proposed Development is located within the catchment of River Boyne, approximately 1 km to the south of the River and on the outskirts of Drogheda town. Immediately to the west of the Proposed Development site is the M1 Motorway. 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 on habitat assessment on 5 February and 17 April 2019 and 3 September 2020.

Downstream, the waters of the River Boyne enter the River Boyne Estuary with its European sites, the Boyne Coast and Estuary SAC (Site Code 001957) and the Boyne Estuary SPA (Site Code 004080), which are located respectively approximately 5.1km and c. 4km to the northeast of the Proposed Development.

It can be noted that the level of development recorded during fieldwork and distance from the coastal SPAs do not present opportunities to support the bird species (predominantly waders) for which the Boyne Estuary SPA (c. 4km) and River Nanny Estuary and Shore SPA (8.4km) are designated.

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact.

Description of the project or plan

The Proposed Development consists of the construction and operation of a 110kV GIS Substation, 4 number transformers and Client Control Building within a fenced compound; a 49kVa electrical supply to the 110kV GIS Substation; 2 number dropdown 110kV transmission lines comprising two new masts (c. 16 meters in height) and underground 110kV transmission lines; and all associated and ancillary development.

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

The permitted data storage facility and grid connection works are considered together as they will take place on the same Proposed Development site. The potential in-combination effects were considered with regard to grid connection but can be ruled out as the phased development includes connection via overhead power to an existing 110 kV powerline to the north of the Proposed Development site. The site works are included in the first phase of the Proposed Development. Similarly the phased development of the Masterplan within the Proposed Development site will not have connectivity to the River Boyne or to its associate European Sites and so in-combination effects can be ruled out.

The planning sections of the Meath and Louth County Council's websites were consulted on 28/08/20, and Tables 2 and 3 presents a list of applications that were granted permission in the vicinity of the Proposed Development within the past five years.

Table 1. Recent planning applications to MCC in the locality of the Proposed Development site.

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
FS16098 Costa Coffee, C/o Mr Sekar Natarajan,	Works to include the installation of new mezzanine floor, the installation of new emergency & general lighting, alterations to existing fire alarm, laying of floor finishes, erection of internal stud wall partitions, installation of prefabricated prefabricated feature joinery items such as balustrades, coffee counter etc, internal decoration & installation of fixed & loose furniture and the refurbishment of the existing WC	Costa Coffee Drogheda Retail Park Donore Road Drogheda, Co Meath	GRANT PERMISSION 17/10/2016
FS19155 Glenveagh Homes Ltd	Construction of new pre-school (Creche) within the Proposed Development at Rathmullen Road, Drogheda, Co Meath	Rathmullen Road, Drogheda, Co Meath	GRANT PERMISSION 03/10/2019
LB170240 MBCC Foods T/A Costa Coffee	The installation of a new mezzanine floor with an area of 54m ² at 2.9 metres from ground floor level and a new emergency escape door on the north elevation.	Costa Coffee Unit, Drogheda Retail Park, Donore Road, Drogheda, County Meath	GRANT PERMISSION 25/07/2017
LB170675 Gallow Ash Limited	Demolition of an existing agricultural shed and the construction of 156 no. dwellinghouses, creche and all associated ancillary development works including access, parking, footpaths, lighting, foul and surface/storm water drainage, landscaping and amenity areas.	Rathmullan Road Drogheda Co. Meath	GRANT PERMISSION 15/06/2018
LB181492 Targeted Investment Opportunities ICAV	The construction of an extension to this retail warehouse unit comprising a stock room and an outdoor display area, internal modifications and fit-out, associated elevational changes including new fire exits, signage and all associated site works necessary to facilitate the development	Unit 1A, Drogheda Retail Park Donore Road Drogheda, Co. Meath	GRANT PERMISSION 13/02/2019
SH305552 PL17.305552	(i) demolition of existing farm buildings/structures (1160sqm) on site; (ii) construction of 661 no. residential dwellings and a neighbourhood centre adjacent to the site's eastern boundary, consisting of a childcare facility (486sqm), café (63sqm) and retail unit (318sqm); (iii) a 4-arm signalised junction and works to Rathmullan Road, including the widening of the existing carriageway to 6 metres	Rathmullan Road Rathmullan Drogheda, Co. Meath	DECISION DUE 27/11/2019

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Trailford Ltd	<p>and the provision of a 2 metre wide footpath linking the Proposed Development to the River Boyne Boardwalk; (iv) 2 no. priority junctions (one along the site's eastern boundary to provide access to the neighbourhood centre and one along the site's southern boundary to provide a second access to the development), realignment and upgrade works to the un-named local road along the site frontage to the south of the new signalised junction with Rathmullan Road; (v) Construction of a strategic foul water pumping station in the north-eastern corner of the site; and (vi) all associated site, landscaping and infrastructural works, including foul and surface water drainage, attenuation areas, open space areas, boundary walls and fences, internal roads and cycle paths and footpaths. The 661 no. residential dwellings consist of the following: • 509 no. double storey semi-detached and terraced houses comprising 158 no. 2-bed houses, 269 no. 3-bed houses and 82 no. 4-bed houses; and • 152 no. apartments (in Blocks B1, B2, B3, C, D, E & G which vary from 3 to 5 storeys in height) comprising 13 no. 1-bed apartments and 139 no. 2-bed apartments. A total of 1,366 no. car parking spaces are proposed, including 1018 no. spaces (2 no. on curtilage spaces per dwelling) serving the proposed dwellings, 195 no. spaces serving the proposed apartments; 111 no. spaces serving visitors to the development; and 42 no. spaces serving the proposed neighbourhood centre. A total of 188 no. bicycle parking spaces are proposed, including 154 no. spaces serving the proposed apartments and 34 no. spaces serving the proposed neighbourhood centre. The development also features 9.15 hectares of public open space, including landscaped play spaces and pocket parks throughout the development and 6.13 hectares of landscaped open space provided adjacent to the Boyne River and M1 motorway frontages. This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).</p>		
<p>FS17170</p> <p>Melanie Bell</p>	75.9 m2 side extension consisting of a single open plan classroom	<p>Scribbles & Giggles Pre-School Day Centre</p> <p>Knightswood, Matthews Lane</p> <p>Platin Road, Lagavoreen</p> <p>Drogheda, Co Meath</p>	<p>GRANT PERMISSION</p> <p>13/03/2018</p>

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB141095 Tony Cromwell	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/901402 - demolition of the existing dwelling and associated out buildings, provision of new site access from Lagavooren Manor, construction of 7 new dwelling houses including drainage connection, car parking and all associated sit works	Beamore Road, Lagavooren, Drogheda, Co. Meath	GRANT PERMISSION 06/02/2015
LB141166 Rockview Development Ltd	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/900997 - Revisions to previously approved mixed use development Reg Ref SA60309. The development will consist of a 2 & 3 storey mixed use development comprising 2996sqm leisure centre, 1694.5sqm of retail space including an off licence, 389sqm medical centre, 707sqm creche with 120sqm outdoor play area, underground car park with 90 spaces, surface car park with 122 spaces, internal ancillary areas including circulation, plant rooms along with all external ancillary site development works including landscaping & boundary treatments & the omission of 4 no. previously approved type F housing blocks comprising 6 no. ground floor residential units & 6 no. first/second floor duplex residential units	Avourwen Village & The Meadows Platin Road Duleek, Drogheda, Co. Meath	GRANT PERMISSION 24/02/2015
LB141185 Joe Murphy Developments	Change of house type from 14 No. two storey town houses types A B & C permitted as units 1-14 in planning permission SA/70537 extended under permission SA/121086 to 2 No. two storey three bedroom detached house type H and 10 No. two storey three bedroom semi detached houses type J and associated site works	Knightswood, Matthew Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 25/03/2015
SA120901 DDF Partnership	change of use of the previously permitted motor sales outlet (1680sqm) to medical clinic use at ground and first floor levels including ancillary staff, patient and administration areas. The development will also consist of minor elevational amendments including the provision of new glazing and cladding to existing opes and a new canopy to existing pedestrian door on the south east elevation and a new canopy to existing pedestrian door on the south west elevation and provision of 4 no. additional parking spaces adjacent to the east and south of the building. (The development will be served by permitted existing surface car parking provision.)	Unit 10 Drogheda Retail Park, Donore Road, Rathmullen, Co Meath	GRANT PERMISSION 11/02/2012
LB171481 Fergus & Shane	EXTENSION OF DURATION OF PLANNING PERMISSION No SA/120081 - Two no. additional four bedroom, two storey semi-detached dwellinghouses (Circa 112m2 each) with associated siteworks, drainage and parking measures	No. 31, The Lawns, Highlands, Rathmullen Road, Drogheda, Co. Meath	GRANT PERMISSION 20/12/2017

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Neilon			
LB190093 Ravala Ltd	alterations to dwellings on site numbers 138-142 (5no. dwellings) as granted under planning under planning ref: LB160450 to now include 7no. 2-bedroom Disability/Retirement bungalows, with all associated landscaping, site development and civil works. This equates to 2 additional dwellings	Knightswood, Matthews Lane, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 01/02/2019
SA121086 Martin Dunne (per Martin Ferris Receiver)	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. SA/70537 - 172 unit residential development	Mathews Lane, Platin Road, Lagavoreen, Drogheda Co Meath	GRANT PERMISSION 20/12/2012
LB151408 J Murphy Developments Ltd	change of house type from 38 no. type A (2 storey 3 bed semi detached town houses) on site numbers 41 - 78 Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference SA60423, SA70537 and SA121086 to 18no. type H (3 bed semi detached town houses), 14no. type J (3 bed end of terrace town houses), 11no. type K (2 bed mid terrace town houses), and 1 no. type G (2 storey 3 bed detached town house). This application represents an increase of 6 units from 38 to 44 as approved under registry reference SA60423, SA70537 and SA121086. The development will also consist of change of house type from 2 no type J (3 bed end of terrace town houses) and 2 no. type K(2 bed mid terrace town houses) on site numbers 11-14 Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference LB141185 to 2 no.	Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda , Co Meath	GRANT PERMISSION 23/12/2015

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	type H (2 storey 3 bed semi detached town houses) and 1no. type G (2 storey 3 bed detached town house on site numbers 11-13. This application represents a decrease of 1 unit from that approved under planning permission registry reference LB141185		
LB170414 Scribbles & Giggles Creche	the development will consist of a single storey one classroom side extension and all associated site works	Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 19/04/2017
LB171546 J Murphy Developments Ltd	EXTENSION OF DURATION OF PLANNING PERMISSION LB160450 - Development will consist of change from 94no. mixed house types and duplex apartments on site numbers (79-172) as granted under planning ref: SA60423, SA70537 & SA121086 to 30no. Type H (3-bed semi-detached), 3no. Type G (3-bed detached), 18no. Type J (3-bed end of terrace) & 12no. Type K (2-bed mid terrace) all on site number 86-148. This represents a decrease of 24 units. The development will also consist of change of house Type G (3-bed detached) on site number 55 as granted under planning ref: LB151408 to 2no. Type H (3-bed semi-detached) with all associated site & civil works. This represents an increase of 1 unit.	Knightswood, Matthews Lane, Drogheda, Co. Meath	GRANT PERMISSION 29/12/2017
LB160450 J Murphy Development Limited	development will consist of change from 94no. mixed house types and duplex apartments on site numbers (79-172) as granted under planning ref: SA60423, SA70537 & SA121086 to 30no. Type H (3-bed semi-detached), 3no. Type G (3-bed detached), 18no. Type J (3-bed end of terrace) & 12no. Type K (2-bed mid terrace) all on site number 86-148. This represents a decrease of 24 units. The development will also consist of change of house Type G (3-bed detached) on site number 55 as granted under planning ref:	Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 10/05/2016

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	LB151408 to 2no. Type H (3-bed semi-detached) with all associated site & civil works. This represents an increase of 1 unit. Significant further information/revised plans submitted on this application		
LB190254 Ruth & Andy Kiernan	*demolition of an existing utility room to side of the existing dwelling, * removal and replacement of roofs to existing dwelling, * construction of 2 no. new single storey extensions to the rear of the existing dwelling, including a 2 bedroom assisted-living family flat, * construction of a first floor extension over existing single storey section of dwelling, * construction of a new detached garage to the side of the existing dwelling, * alterations and improvements to the existing site entrance, * decommissioning of existing septic tank & provision of new proprietary wastewater treatment system & percolation area * and all associated site works. Significant further information/revised plans submitted on this application	Donore Road, Drogheda, Co. Meath	GRANT PERMISSION 08/03/2019
LB141038 Harvest Distilling & Brewing Ltd.,	change of use of former car showroom and maintenance workshop to new distillery, brewery and visitors centre, with associated new buildings including warehouse and site development works. The development shall consist of new distillery, brewery together with canning and bottling lines, whiskey filling area, barrell storage, associated offices, laboratory, restaurant, retail area, tasting rooms, kitchen, including preparation and servery area, associated stores and offices all within existing buildings. Permission sought for visitors centre incorporating new entrance foyer with function room at first floor level, roof garden at second	Bryanstown,, Duleek, Co. Meath	GRANT PERMISSION 20/11/2014

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	floor level, new service building with plant rooms and amenity facilities, external tanks and silos, new warehouse with offices over three floors, machinery building, site development works, including car-parking, disabled car parking, car parking for electrical re-charging of eco cars, bus parking, cycle parking, new vehicular service entrance, storm water attenuation and harvesting systems, foul sewer pumping station with rising main to existing manhole located at entrance to Knights Wood residential development, at access off Matthews Lane		
LB160011 Harvest Distilling & Brewing Ltd.	land permission for retention of developments. The development consists of A. Change in layout of whiskey storage area granted planning permission under planning reference LB141038, to incorporate new keg filling area, cider process area including external tank, mezzanine area and covering of existing ramp to basement. B. New fire water storage tank with pump house and associated site development works. C. Retention permission of ESB sub-station, with adjoining switch room and pump house	Bryanstown, Platin Road, Drogheda, Co. Meath	GRANT PERMISSION 12/01/2016
LB141022 Laurence Cassidy	the development will consist of the following, the change of use of existing house from commercial 6 bedroom non residential bed and breakfast to residential dwelling house	Platin Lower, Duleek, Drogheda, Co. Meath	GRANT PERMISSION 14/11/2014
SA120881	1. retention and completion of a new 3 bedroom storey-and-half replacement dwelling, 2. retention and completion of existing garage, 3. proposed relocation and improvement of existing	Drogheda Road, Donore, Co Meath	GRANT PERMISSION

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
Danielius Stankevicius	vehicular entrance, 4. proposed proprietary waste water treatment system and percolation area, 5. all associated site works		08/10/2012
SA100051 James Gogarty	alterations to front, side & rear elevations of existing building, (2) a two storey extension to front elevation, (3) a single storey extension to the side & rear elevations, (4) the construction of a new side entrance attached to the west side of the dwelling, (5) the construction of a small green house located to the rear of the site & (6) all associated site development works connected with the development	Dunamaise House, Donore Road, Donore, Drogheda Co Meath	GRANT PERMISSION 27/01/2010
SA110353 Drogheda Town Football Club	2 No. Football pitches, carparking, 2 No. Temporary storage containers and all associated site works.	Platin Road, Lagavoreen, Co. Meath	GRANT PERMISSION 18/04/2011
SA110622 Mark & Tanya Curry	a proposed two storey extension to the side, including a single storey extension to the rear of the existing dwelling house and all associated site works	No. 6 The Crescent, Highlands, Rathmullan, Drogheda, Co Meath	GRANT PERMISSION 27/06/2011
LB180873 Michael & Lynn McGovern	retention of existing single storey extension to rear and side of existing two-storey dwelling and proposed first floor extension to side of existing two-storey dwelling	No. 13, The Court, Highlands, Rathmullan, Drogheda, Co. Meath	GRANT PERMISSION 07/08/2018

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB140854 Lyndsey McHugh and Rodney Everitt	the development will consist of new two storey extension to side and rear of existing dwelling and new single storey sunroom extension to rear of existing dwelling along with all associated site works	17 The Green, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 26/09/2014
LB160950 Donal & Tara Murphy	development will consist of the construction of a new first floor extension over existing single storey part to side of dwelling and a new single storey extension to rear of existing dwelling, together with all associated site works	16 The Avenue, Highlands,Drogheda, Co. Meath	GRANT PERMISSION 31/08/2016
LB140854 Lyndsey McHugh and Rodney Everitt	the development will consist of new two storey extension to side and rear of existing dwelling and new single storey sunroom extension to rear of existing dwelling along with all associated site works	17 The Green, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 26/09/2014
LB190177 Ian & Mary Barrett	the construction of a new single-storey extension to the side and rear of existing dwelling, together with all associated site works	3 The Lawn, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 21/02/2019

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB160950 Donal & Tara Murphy	development will consist of the construction of a new first floor extension over existing single storey part to side of dwelling and a new single storey extension to rear of existing dwelling, together with all associated site works	16 The Avenue, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 31/08/2016
LB181033 Joseph & Denise Connor	proposed two storey/single storey rear extension to existing two story dwelling and all associated works	25 The Drive, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 07/09/2018
SA140457 Robert Byrne	first floor side extension to existing dwelling and all associated site works	53 The Drive, Highlands, Rathmullen Road, Drogheda, Co. Meath	GRANT PERMISSION 29/05/2014
LB171168 Barry Whelan	the development will consist of the following: (a) construction of a first floor extension over single storey part to side of existing dwelling (b) construction of a single storey extension to rear of existing dwelling (c) construction of a bay window to front of existing dwelling (d) all associated site works	50 The Drive, Highlands, Drogheda, Co. Meath	GRANT PERMISSION 06/10/2017
SA110864 Kevin O'Brien	1. Permission to construct a single storey extension to rear of dwelling with all ancillary site works and 2. Permission for retention of domestic store/garage, upgraded Puraflow wastewater treatment system with polishing filter, revised site layout and alteration to single storey extension to side of dwelling from plans previously submitted under SA/70395	Newtown, Platin , Drogheda, Co Meath	GRANT PERMISSION 15/09/2011

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
LB150245 Siobhan & John Conway	development consists of modifications and alterations to the existing dwelling and a new single storey extension to the side and rear, including upgrading the existing septic tank to a new wastewater treatment system and percolation area and all associated site works.	Newtown Platin, Donore, Co. Meath	GRANT PERMISSION 12/03/2015
SA100452 Deirdre Bidwell	construction of a single story extension to the south facing elevation of the existing dwelling, comprising of a sunroom and all associated site works.	Newtown Platin, Donore Co Meath	GRANT PERMISSION 06/05/2010
LB151408 J Murphy Developments Ltd	change of house type from 38 no. type A (2 storey 3 bed semi detached town houses) on site numbers 41 - 78 Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference SA60423, SA70537 and SA121086 to 18no. type H (3 bed semi detached town houses), 14no. type J (3 bed end of terrace town houses), 11no. type K (2 bed mid terrace town houses), and 1 no. type G (2 storey 3 bed detached town house). This application represents an increase of 6 units from 38 to 44 as approved under registry reference SA60423, SA70537 and SA121086. The development will also consist of change of house type from 2 no type J (3 bed end of terrace town houses) and 2 no. type K(2 bed mid terrace town houses) on site numbers11-14 Knightswood, Matthews Lane, Platin Road, Lagavoreen, Drogheda, Co Meath granted under planning permission registry reference LB141185 to 2 no. type H (2 storey 3 bed semi detached town	Knightswood, Mathews Lane, Platin Road, Lagavoreen, Drogheda , Co Meath	GRANT PERMISSION 23/12/2015

Meath County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
	houses) and 1no. type G (2 storey 3 bed detached town house on site numbers 11-13. This application represents a decrease of 1 unit from that approved under planning permission registry reference LB141185		
LB190093 Ravala Ltd	alterations to dwellings on site numbers 138-142 (5no. dwellings) as granted under planning under planning ref: LB160450 to now include 7no. 2-bedroom Disability/Retirement bungalows, with all associated landscaping, site development and civil works. This equates to 2 additional dwellings	Knightswood, Matthews Lane, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 01/02/2019
LB141185 Joe Murphy Developments,	change of house type from 14 No. two storey town houses types A B & C permitted as units 1-14 in planning permission SA/70537 extended under permission SA/121086 to 2 No. two storey three bedroom detached house type H and 10 No. two storey three bedroom semi detached houses type J and associated site works	Knightswood, Matthew Lane, Platin Road, Lagavoreen, Drogheda, Co. Meath	GRANT PERMISSION 31/12/2014

Table 3. Recent planning applications to LCC in the locality of the Proposed Development site.

Louth County Council Planning Application Reference No. & Applicant	Summary Description of Development	Location of Development	Outcome & Final Grant Date
13510015	Extension of Duration of Planning Permission 08/170 which consists of Permission for four-storey office building with rooftop plant room (total floor area 4531sq.m.) accommodating 8	Matthews Lane, Donore Industrial Estate Road, Drogheda, County	GRANT PERMISSION

Seamus Domegan	no. office units ranging in size from 200sq.m to 696sq.m. Development includes 88 no. surface car parking spaces, bicycle parking, a 22.8sq.m. ESB substation, refuse store, landscaping, boundary treatment, services, illuminated building signage & ancillary site works. Development also includes a 7.0m high by 2.2m wide free-standing double sided monolith advertising sign with up-light illumination.	Louth	27/02/2013
11510022 Lorraine Prendergast	Single storey pitched roof extension to side comprising a Kitchen & Shower Room, also an Attic Study with Rooflights.	11 Knockbrack Close, Drogheda, Co. Louth.	GRANT PERMISSION 21/03/2011
14510014 Keith Smyth	Permission for construction of 2 storey extension to side of existing dwelling house over existing ground floor, new bay window and porch along with all associated site works	26 Knockbrack Close, Matthews Lane, Drogheda, County Louth	GRANT PERMISSION 18/02/2014
17918 McBreen Environmental	Permission to erect a fully serviced two storey office building with attached workshop / maintenance building, form hardstanding yard for vehicle parking, truck wash facilities for private use, erect perimeter fencing, install pumping station, connection to existing services and all ancillary and associated works.	East Coast Business Park, Matthews Lane, Donore Road, Drogheda	GRANT PERMISSION 11/12/2017
10510103	Extension & alterations to existing school buildings to include 6 no. CLASSROOMS together with ancillary accommodation, along with all	St. Oliver's Community College, Rathmullen Road,	GRANT PERMISSION

Co. Louth V.E.C.	associated site works.	Drogheda.	01/10/2010
10510034 County Louth V.E.C.,	Six no. temporary CLASSROOMS along with all associated site works.	St. Oliver's Community College, Rathmullen Road, Drogheda	GRANT PERMISSION 30/03/2010
14510021 Board of Management St Oliver's Community College	Permission for a single storied extension and alterations to the existing school buiding in two separate locations to include a new entrance, 10 no. classrooms and offices together with ancillary accommodation and associated site works	St Oliver's Community College, Rathmullan Road, Drogheda, County Louth	GRANT PERMISSION 07/03/2014
15675 Louth & Meath Education & Training Board (LMETB)	Permission for Proposed Development will consist of a new two-storey administrative headquarters building. The building will be exclusively occupied by the applicant (LMETB) for the purposes of administering educational & training services in the Louth & Meath areas. The Proposed Development also provides for 57 no surface car parking spaces, cycle parking, landscaping and boundary treatment, signage and all associated site development works. Vehicular access to the Proposed Development is provided via a new access off Marley's Lane.	Marley's Lane / Rathmullen Road, Drogheda, County Louth	GRANT PERMISSION 12/10/2015
	Extension & alterations to existing school buildings to include 6 no. CLASSROOMS together	St. Oliver's Community College,	GRANT PERMISSION

10510103 Co. Louth V.E.C.	with ancillary accommodation, along with all associated site works.	Rathmullen Road, Drogheda.	01/10/2010
14574 Respond Housing Association	Permission for a single storey extension to the existing bungalow and site development works to provide for a new private disabled carparking space, which includes new vehicular access, boundary modifications and relocation of 3 existing carparking spaces to existing public green.	77 Tredagh View, Marleys Lane, Drogheda, Co Louth	GRANT PERMISSION 12/12/2014
19237 Ian Farrell & Nicola Farrelly	Permission to construct a single storey 24m2 extension to the east of the dwelling, to demolish a section of the existing dining room wall and to create a 1550mm opening into the proposed 20m2 family room with a 4m2 WC and utility room.	37 Marley Court, Drogheda, Co Louth	GRANT PERMISSION 29/03/2019
18292 Gary & Eavan Doyle	Permission requested for new two-storey extension to eastern side of existing two-storey dwelling house along with associated internal alterations and siteworks.	21 Cedarfield, Drogheda, Co. Louth	GRANT PERMISSION 20/04/2018
13510066	Permission for: (i) Timber shopfront to existing pub entrance to the south elevation (ii) covered enclosure to existing smoking area with slate covered projecting canopy structure including projecting canvas awnings and free standing wind breakers all to south west elevation (iii)	The Thatch Public House, Donore Road, Drogheda, Co Louth	GRANT PERMISSION 20/09/2013

Berchmans Enterprises Limited	Retention permission is sought for halo illuminated signage to the south west elevation, and associated site works. The Proposed Development is within the curtilage of a Protected Structure ***Grant Permission for (i) Timber shopfront to existing pub entrance to the south elevation (ii) covered enclosure to existing smoking area with slate covered projecting canopy structure including projecting canvas awnings and free standing wind breakers all to south west elevation subject to 4 conditions in Schedule 1*** To Grant Permission for (iii) Retention permission is sought for halo illuminated signage to the south west elevation, and associated site works subject to the 2 conditions in Schedule 2**		
18786 Maxol Ltd	Permission is sought for the following: (i) A 182 sq.m. extension to the existing shop, deli and off licence, and the creation of a modernised shop, wine off license, deli and seating area, (ii) Extension of existing forecourt to provide designated parking, (iii) Minor realignment of existing access points, (iv) Ninetenn car parking spaces and new cycle parking stands, (v) Relocation of offset fill point and vent pipes, (v) Relocation of existing car wash, (vi) New corporate signage. The Proposed Development also includes all site development works including drainage and landscaping.	Maxol Service Station, Donore Road, Drogheda, Co Louth, A92HX9A	GRANT PERMISSION 28/09/2018
19724 Maxol Limited	Retention & Permission for development on a site of approximately 0.3549 hectares, which currently accommodates a Maxol Service Station, and unit 9 (a garden centre). The Proposed Development will consist of the demolition of Unit 9 (a two storey building, 462sqm) and removal of associated structures and the removal of part of the existing service station forecourt canopy; and the construction of single storey extension (275sqm) onto the	Maxol Service Station, Donore Road, Drogheda, Co Louth	GRANT PERMISSION 06/09/2019

	<p>existing single storey forecourt building (155sqm), resulting in a forecourt building of 430sqm. The resultant forecourt building will accommodate a 100 sqm shop (including a 9 sqm ancillary off-licence; 3 no. restaurant/café areas (which will include for the sale of hot and cold food for consumption on and off the premises) (one of which will include a drive-thru facility); associated restaurant/café seating areas; ancillary kitchens, staff and customer facilities, plant, storage, back of house and circulation spaces. The development will also consist of elevational changes to the existing building; signage (replacement of a 6.5m high double sided internally illuminated totem sign, new shopfront signage, some internally illuminated, and signage associated with the car wash); external lighting; revisions to the site layout (the provision of 43 no. car parking spaces, bicycle parking spaces, waste and plant storage area; new replacement car wash, vent pipes, offset fill point and air/water services point); changes to levels; hard and soft landscaping, including revised boundary treatments and an external public seating area; associated site servicing (water supply, foul and surface water drainage including surface water attenuation measures); all other associated site development works above and below ground; realignment of the existing vehicular access points at Donore Road; and closure of the existing vehicular access to the garden centre site. Retention permission is sought for development consisting of a parcel collection kiosk.</p>		
<p>18674</p> <p>Energy Efficient Homes Ltd.</p>	<p>The development will consist of the following: 1. Retention of change of use of unit 2. Retention of the subdivision of existing commercial unit along with internal alterations 3. Retention of alterations to existing east elevation which include 2no. doors and 1no. window 4. Retention</p>	<p>Unit 1 A, Block 2, Drogheda Industrial Park, Donore Road, Drogheda Co Louth</p>	<p>GRANT PERMISSION</p> <p>24/08/2018</p>

	of existing signage 5. Proposed alterations to existing elevations which include 1no. new door on the east elevation, and 1no. window to be removed and 5no. new windows to the west elevation.		
17672 Mardam Ltd	Permission for the development that consists of the retention of offices at ground and first floor level, and retention of a mezzanine floor and the Proposed Development will consist of completion of the retention works, a personnel door in the rear façade of the building, internal alterations and for associated site works.	Unit 1b, Block 2, Drogheda Industrial Estate, Donore Road, Drogheda, Co. Louth	GRANT PERMISSION 11/09/2017
18320 Joe Duffy Property Company Limited	Permission for an extension at (Former Tom Fox) car showroom site. The development consists of extensions to the south and east elevations to form additional workshop area and car valeting/wash facilities, (combined addition of 243.7m2 floor area), with associated internal reconfiguration. External customer parking layout and used display areas to be reconfigured. Elevations to receive new external cladding, and corporate signage consisting; 1 brand pylon, 1 directional pylon and 4 fascia signs.	Former Tom Fox Car Showroom site, New Grange Business Park, Donore Road, Drogheda, Co. Louth	GRANT PERMISSION 27/04/2018
16922 Renata Jakutiene	Retention Permission for development consisting of change of use of existing mixed retail and onsite learning activity and development centre use from previously granted retail warehousing granted under register reference 04197. Retention is also sought for existing signage located on external wall of building.	Unit 2a, Drogheda Industrial Park, Donore Road, Drogheda, Co. Louth	GRANT PERMISSION 20/12/2016
15615	Retention Planning Permission for retention of the first floor constructed in the existing unit and for permission for a change of use from light industrial/retail use to a fitness centre at ground	Unit 11B, Newgrange Business Park, Donore Road, Drogheda	GRANT PERMISSION

Gary Kelly	level.		17/09/2015
16239 Ian Madden	Retention permission for a change of use from a manufacturing/retail use to a taxi/cab operational facility also retention permission for the palisade fence along the south eastern boundary of the complex.	Unit 11A Newgrange Business Park, Donore Road, Drogheda	GRANT PERMISSION 15/04/2016
13510049 Pharaway Properties Limited	Permission for development will consist of the change of use of c.37m ² of the existing bulk storage area to Class 1 retail sales area (non-food) & all associated site development works & site services with the Tesco Supermarket.	Matthews Lane, Rathmullan, Drogheda, County Louth	GRANT PERMISSION 11/07/2013
10510088 Blackstone Motors Ltd.,	Change of use of part of ground floor from industrial/warehouse/wholesale retail to Motor Vehicle Sales & will also include alterations to existing building facade, an extension of 194 sq.m. to west side of existing building, the erection of Advertising Flags, Totem Signs, Facade Mounted Signage, new paladin boundary fence along southern boundary & all ancillary site dev. works & services.	Newgrange Business Park, Donore Road, Drogheda	GRANT PERMISSION 27/08/2010

17719 Nature's Best Ltd	Permission to construct a single storey factory extension of 2,682 square meters to provide loading bay, cold storage, packaging room, production area, plant room and all associated site works.	Greenvale Park, Rathmullen , Matthews Lane, Drogheda, Co. Louth. A92FT59	GRANT PERMISSION 25/09/2017
17377 Lidl Ireland GmbH	Retention permission and completion of ongoing development consisting of amendments to planning permission reference 15/716 (relating to the construction of a new licenced discount foodstore). The Proposed Development comprises 1)The extension of site area to 1.18 hectares; 2) reconfiguration and extension of permitted car park to provide 181 no. parking spaces; 3) relocation of permitted pedestrian entrance on Donore Road; 4) Installation of plant/equipment to roof of delivery / loading bay; and 5) associated and ancillary revisions to permitted hard and soft landscaping and boudaries and boundary treatments, and all other associated and ancillary modifications to 15/716 above and below ground level.	Donore Road , Drogheda, Co Louth	
10510110 Lidl Ireland GmbH	Single storey extension with a flat roof & located to the front of the existing store & will be finished with materials consistent with the existing store. The proposed dev. also comprises an enclosed plant area adjoining the proposed extension, internal modifications/connections to the existing store & all assoc. works. Relocate existing car parking spaces, connection to existing services on site with all ancillary site dev. works.	Donore Road, Drogheda	

11510042	EXTENSION OF DURATION ON PLANNING FILE 04/324 - DEMOLITION OF FACTORY BUILDINGS & CONSTRUCTION OF 6 NO. RETAIL WAREHOUSE UNITS	FORMER TELLABS SITE, DONORE ROAD, DROGHEDA	
DDF PARTNERSHIP			
19504	Permission for a new car showroom with attached ancillary vehicle maintenance unit, building signage, surface car parking area with lighting, totem signage poles, new boundary fence/walls, use of existing vehicle entrance onto Donore Industrial Estate road and all associated site/civil development works.	Donore Industrial Estate, Donore Road, Lagavoreen, Drogheda, Co Louth	
Gatevale Ltd. T/A John McCabe Nissan Drogheda			
16508	Permission for the following: 1. to erect 2no. (8.1m x 1.7m) external LED backlit signs to south and east facades of the building, 2. erection of a two storey 258m2 extension to the south facade of the building for water tank storage purposes and an engineer's workshop, and including all associated site development works required for the above works.	Matthew's Lane South, Donore Road Industrial Estate, Drogheda, Co. Louth	
Irish Breeze Limited			
16507	Retention permission for the following: 1. Upgrade of site boundary fencing to the east and south to 2.4m high to matching existing, 2. the installation of 2 no. 2.4m high sliding gates to front (east) and rear (south) entrances. 3. the construction of 1no. single storey external 73m2 structure, adjacent to the northern site boundary for storage of pallets only, 4. 1no. 129m2	Matthew's Lane South, Donore Road Industrial Estate, Drogheda, Co. Louth	

Irish Breeze Limited	concrete pad with associated retaining walls and water tanks, adjacent to southern boundary, 5. for a second loading dock to the east of the existing loading dock on the north facade, 6. a 40m2 fenced compound with concrete pad, for a chiller unit as part of an air conditioning system to the south east corner of the building, adjacent to the southern boundary & 7. two no. 1600mm x 400mm external signs, positioned either side of entrance on existing wing walls, and including all associated site development works.		
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Significant effects can be excluded with the developments in Tables 2 and 3 given that it is predicted that the Proposed Development will have no effect on any European site.

The Meath and Louth County Development Plans and Local Area Plans in complying with the requirements of the Habitats Directive require that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Proposed Development site would be initially screened for Appropriate Assessment. In this way, in-combination effects 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 Proposed Development area will be assessed initially on a case by case basis by Meath or Louth County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

THE ASSESSMENT OF SIGNIFICANCE OF EFFECTS

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

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 on habitat assessment on 5 February and 17 April 2019 and 3 September 2020.

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact.

There will be no direct or indirect impacts from construction activity or from the operation of the Proposed Development on the River Boyne and therefore on any European sites associated with the River Boyne.

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 1km;
- The lack of connectivity between the Proposed Development and any hydrological pathways; there are no watercourses within the Proposed Development boundary and there is no connectivity between the Proposed Development site and any watercourses that lead to the River Boyne;
- 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

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 Meath County Council.

Response to consultation

N/A.

DATA COLLECTED TO CARRY OUT THE ASSESSMENT

Who carried out the assessment

Moore Group Environmental Services.

Sources of data

NPWS database of designated sites at www.npws.ie

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

Level of assessment completed

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

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

An Bord Pleanála Planning web portal.

OVERALL CONCLUSIONS

There is no connectivity to the River Boyne or to any other European sites within or outside the guideline 15 km zone of potential impact.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 1km;
- The lack of connectivity between the Proposed Development and any hydrological pathways; there are no watercourses within the Proposed Development boundary and there is no connectivity between the Proposed Development site and any watercourses that lead to the River Boyne;
- 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.

Having considered the above, significant effects on any European sites as a result of the Proposed Development 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 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.

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

