

MWP

Screening for Appropriate Assessment
Newtown Transmission Gas Pipeline and
Associated Above Ground Infrastructure

Gas Networks Ireland

November 2025

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Appendix 1 – Stages of Appropriate Assessment

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1. Summary of Findings

1.1 Screening for Appropriate Assessment

Project Title	Supporting Information for Screening for Appropriate Assessment for the application for Newtown transmission gas pipeline and associated above ground infrastructure at Kilshane, County Dublin
Project Proponent	Gas Networks Ireland (GNI)
Project Location	Townland of Kilshane, Dublin, County Dublin
Screening for Appropriate Assessment	The Screening for Appropriate Assessment report is undertaken to determine the potential for likely significant effects of the proposed project, individually, or in combination with other plans or projects, on Natura 2000 sites, in view of the conservation objectives of the Natura 2000 sites
Conclusion	It has been objectively concluded during the screening process that Natura 2000 sites within the zone of influence of the proposed works will not be significantly impacted by the proposed project at Kilshane, County Dublin.

2. Introduction

2.1 Statement of Competency

This report was authored by Orla van der Noll (MSc, BSc). Orla is an Ecologist at MWP with experience in consultancy since 2021. She has completed numerous ecological reports including screening for AA reports, Natura Impact Statements (NIS), and Ecological Impact Assessments (EclAs) for a range of projects across Ireland. Orla has strong ecological field survey skills, particularly in ornithology, bats and aquatic ecology. In 2020 she qualified with a first-class honours master's degree in Marine Biology from Bangor University in Wales, after graduating from University College Cork in 2018 with a Bachelors (Hons) degree in Ecology and Environmental Biology. She also holds a T-permit under the British Trust for Ornithology (BTO) ringing scheme in Ireland since January 2022. Orla is registered with the Chartered Institute of Ecology and Environmental Management (CIEEM) as a Qualifying member, working towards an Associate membership.

Surveys were conducted by Orla van der Noll (MSc, BSc) and Rob Beer (BSC, MRSB).

Rob is a Senior Ecologist with six years full-time experience, since graduating in 2017. Rob has recently joined MWP and had previously been working in the UK. Rob is experienced in a range of standard and complex ecological surveys in accordance with British standards, including but not limited to, UK habitat classification surveys and JNCC Phase 1 surveys, Biodiversity Net Gain (BNG) metric and reporting, bat surveys (stages 1 & 2), reptile surveys, badger surveys, & great crested newt (GCN) surveys. Rob is a holder of a Natural England bat license level 2, a holder of a Natural England GCN license level 1 and has a FISC level 2 certificate. Rob has also recently acquired a NPWS bat survey license (DER/BAT 2024-112). Rob also has extensive experience with ecological clerk of works (ECoW) for a range of species across diverse project types, from small householder projects to large infrastructure projects such as rail and road schemes. This includes conducting supervisions and overseeing licenced works in relation to bat, badger and GCN. Rob has extensive experience in bat related work and historically volunteered with a number of different bat groups in the UK; this has enabled him to gain a vast amount of experience in all types of bat surveys and work. In addition to his experience with stage 1 and 2 surveys he has also been part of numerous hibernation roost surveys, and other roost counts/inspections where he is proficient in the use of endoscopes and hand netting, and the handling of bat species

This report was reviewed by Gerard Hayes (BSc., MCIEEM). Gerard is a Senior Aquatic Ecologist with over 13 years' experience in environmental consultancy. Gerard is a full member of the Chartered Institute of Ecology and Environmental Management, the main society in Ireland for professional ecologists, and as such he is bound by their code of professional conduct. Gerard has a diverse ecological profile, with aquatic fauna, phase 1 habitat, mammal (including bats), bird, amphibian, macroinvertebrate, and tree survey experience. He has had numerous responsibilities including report writing (EIS, EIA, EA, AA, NIS), waste assimilation capacity assessment, and ecological monitoring. His project involvement has been primarily in the areas of wind energy development, waste-water treatment plants, roads/bridges, water supply, flood defence and hydro schemes. He is co-author and/or carried out surveys for NPWS Irish Wildlife Manual Nos. 15, 24, 26, 37, 45. This included juvenile lamprey electrical fishing surveys in the Boyne, Corrib, Moy and Suir catchments, the latter which he led. He has collated field data and prepared river water quality assessment reports for EPA biological monitoring of rivers as part of Water Framework Directive (WFD) monitoring. He has been formally trained in WFD river monitoring (Environmental Protection Agency), Stage 1 and Stage 2 Freshwater Pearl Mussel Surveying (Dr. Evelyn Moorkens), aquatic macroinvertebrate identification (Freshwater Biological Association).

2.2 Purpose of the Assessment

This screening for Appropriate Assessment report has been undertaken to determine whether the proposal is likely to have a significant effect on any Natura 2000 Site (i.e. European Sites), in view of the sites' conservation objectives.

The report has been prepared in support of 3 no. individual consent applications as follows:

1. An application to the Commission for Regulation of Utilities (CRU) under Section 39A of the Gas Act 1976, as amended for consent for all the underground Kilshane Pipeline elements;
2. A planning application to Fingal County Council for the extension to the Kilshane Block Valve station; and
3. A planning application to Fingal County Council relating to the proposed Newtown Above Ground Installation (AGI).

2.3 Project Overview

The proposed development site comprises a mix of habitats including agricultural grassland and artificial surfaces bordered by hedgerows and treelines. Current land use is a mix of commercial, industrial, residential and agricultural within the townland of Kilshane to the west of Dublin Airport.

The proposed development comprises of the construction and operation of a transmission gas pipeline and associated Above Ground Installation (AGI) compound and Block Valve (BV) extension. The proposed development is separate from but associated with a proposed 293MW gas-fired power generation plant and associated Gas Insulated Switchgear (GIS) substation and underground 220kV transmission connection, hereafter referred to as the Kilshane Energy Facility or the customer site. Refer to **Figure 2-1** for layout of the proposed development. The proposed transmission gas line connection will run under public roads to cross into the Kilshane Energy Facility site.

MWP was commissioned by the applicant to prepare a screening for Appropriate Assessment report for the project and if required, a Natura Impact Statement. These documents will be submitted as part of the consent applications.

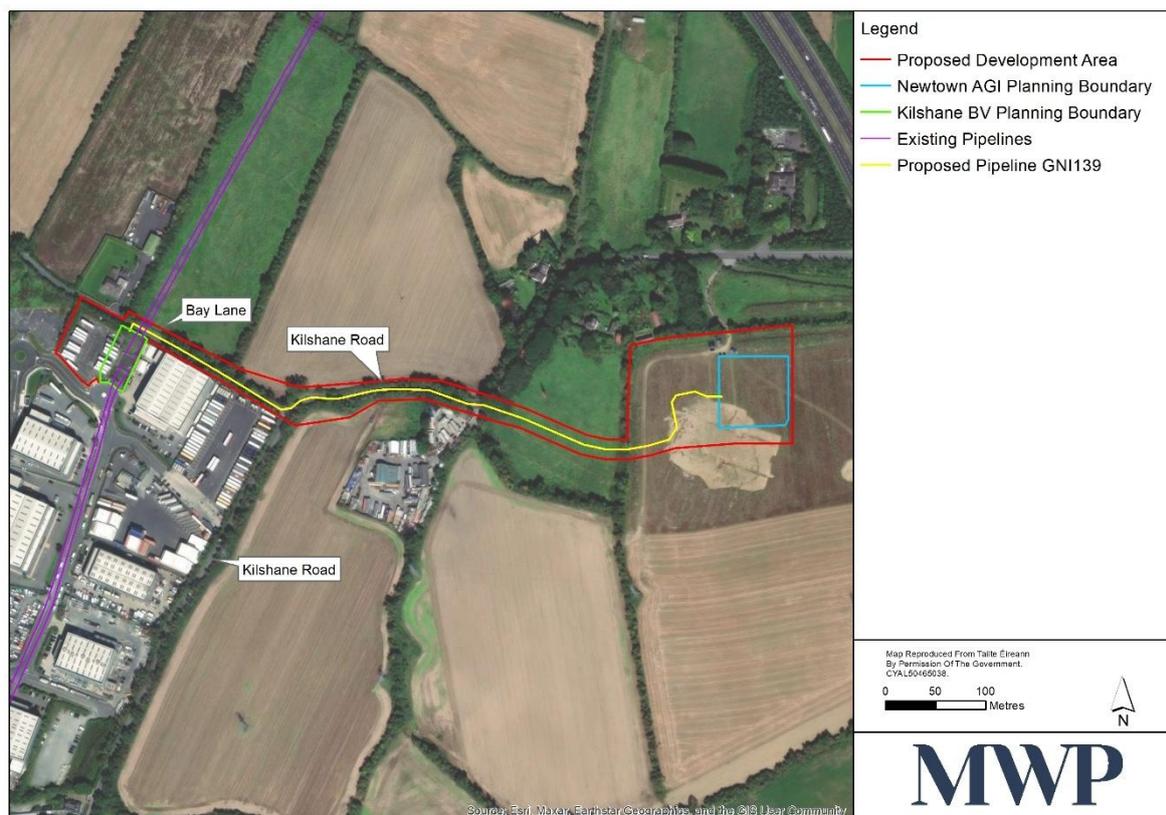


Figure 2-1: Aerial view of the proposed development area

2.4 Legislative Context

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats of wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (79/409/EEC) seeks to protect birds of special importance by the designation of Special Protection Areas (SPAs). It is the responsibility of each member state to designate SPAs and SACs, both of which form part of Natura 2000, a network of protected sites throughout the European Community. The Habitats Directive has been transposed into Irish law and the relevant Regulations are the European Communities (Birds and Natural Habitats) Regulations 2011. The requirement for Appropriate Assessment of the implications of plans and projects on the Natura 2000 network of sites comes from the Habitats Directive (Article 6(3)).

Under the European Communities (Birds and Natural Habitats) Regulations 2011, the Competent Authority is required to carry out a screening for Appropriate Assessment of a proposed development prior to issuing consent to assess, in view of best scientific knowledge and the sites conservation objectives, if that project or plan, individually or in combination with other plans or projects, is likely to have a significant effect on a Natura 2000 site. The screening for Appropriate Assessment will determine whether an Appropriate Assessment of the proposed development is required.

If it cannot be excluded, on the basis of the above objective information, that the proposed development will have a significant effect on a Natura 2000 site, then Appropriate Assessment of the proposed development is required and in this case a Natura Impact Statement (NIS) must be prepared.

The information presented in this screening for Appropriate Assessment report will be used by the Competent Authority to assist them in undertaking their own screening for Appropriate Assessment of the proposal.

2.5 Stages of Appropriate Assessment

The Appropriate Assessment process is a four-stage process with issues and tests at each stage. The purpose of the screening assessment is to record in a transparent and reasoned manner the likely effects on Natura 2000 sites of a proposed development. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required. The stages are set out in **Appendix 1**. This proposal has proceeded as far as Stage 1.

3. Methodology

3.1 Appropriate Assessment Guidance

This screening for Appropriate Assessment report has been undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021), the European Commission Guidance *'Managing Natura 2000 Sites'* (EC, 2018), Appropriate Assessment Screening for Development Management, OPR Practice Note PN01 (Office of the Planning Regulator, 2021) and *'Appropriate Assessment of Plans & Projects - Guidance for Planning Authorities'* prepared by the NPWS (DoEHLG, 2010).

As set out in the NPWS guidance, the task of establishing whether a plan or project is likely to have an effect on a Natura 2000 site(s) is based on a preliminary impact assessment using available information and data, including that outlined above, and other available environmental information, supplemented as necessary by local site information and ecological surveys. This is followed by a determination of whether there is a risk that the effects identified could be significant. The precautionary principal approach is required.

Once the potential impacts that may arise from the proposal are identified the significance of these is assessed through the use of the following key indicators:

- Water quality;
- Habitat loss and alteration;
- Disturbance and/or displacement of species; and
- Habitat or species fragmentation.

In the context of AA, there is a clear difference between the 'impact' which is the source and the 'effect, which is how it relates to the conservation objectives. When assessing impact, Natura 2000 sites are only considered relevant where a credible or tangible source-pathway-receptor (S-P-R) link exists between the proposed development and a protected species or habitat type. In order for an impact to occur there must be a risk initiated by having a 'source' (e.g. excavation), and an impact pathway between the source and the receptor (e.g. a waterbody which connects the proposal site to the protected species or habitats).

3.2 Desktop Study

In order to complete the screening for Appropriate Assessment report certain information on the existing environment is required. A desk study was carried out to collate available information on the proposed development site's natural environment. This comprised a review of the following publications, data and datasets:

- Ordnance Survey Ireland (OSI) Aerial photography and 1:50,000 mapping;

- National Parks and Wildlife Service (NPWS) on-line datasets and literature;
- National Biodiversity Data Centre (NBDC) (on-line mapping);
- BirdWatch Ireland on-line resources;
- Teagasc soil area maps (NBDC website);
- Geological Survey Ireland (GSI) area maps;
- Environmental Protection Agency (EPA) water quality data and on-line mapping;
- Eastern Area River Basin District (EARBD) datasets (Water Framework Directive);
- Review of requested records from NPWS Rare and Protected Species database;
- Fingal County Development Plan 2023 - 2029¹; and
- Other information sources and reports footnoted in the course of the report.

3.2.1 Data Requests and Database Searches

The proposed development area lies within the Ordnance Survey Ireland (OSI) National Grid hectad O14. Concise and site-specific information on species records available in this hectad was retrieved from the National Biodiversity Data Centre (NBDC) online database and reviewed.

On the 23rd of February 2024, a request was made to NPWS for Sensitive Data Access for hectad O14. Data for species records within the hectad was received from the NPWS on the 26th February 2024. To confirm there have been no changes to the sensitive species within hectad O14 in the intervening period an additional request to the NPWS has been made in November 2025. Any changes will be updated accordingly once the new data has been received.

Information received via the NPWS and the NBDC in response to the data requests and database searches was used to help inform the baseline surveys and impact assessment in relation to the proposal.

3.3 Field Surveys

The desktop study was supplemented by multi-disciplinary ecological walkover surveys of the study area on the 30th of January 2024 and 17th September 2025 by MWP ecologists, aimed to establish the site's ecological features and resources, particularly any rare/protected species and habitats. The study area included all habitats and built areas within the proposed development area (see **Figure 2-1**).

Summaries of the field survey methodologies employed are provided in the following sub-sections.

3.3.1 Habitats and Flora

The habitat surveys had regard to '*Best Practice Guidance for Habitat Survey and Mapping*' (Smith *et al.*, 2011) and '*A Guide to Habitats in Ireland*' (Fossitt, 2000). Habitats within the study area were categorised to Level 3 according to Fossitt (2000). It is noted that the baseline habitat and flora surveys were carried out outside the optimum flora survey period, but this was not a constraint in terms of habitat classification.

¹ <https://www.fingal.ie/development-plan>

3.3.2 Non-native/Invasive Species

The presence of Invasive Alien Plant species (IAPS) and invasive alien species of fauna including species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended) was determined within the study area.

4. Screening for Appropriate Assessment

The purpose of the screening assessment is to record in a transparent and reasoned manner the likely effects, on relevant Natura 2000 Sites, of the project, and whether these likely effects are significant.

Screening for Appropriate Assessment (Stage 1) determines the need for a full Appropriate Assessment (Stage 2) and consists of a number of steps, each of which is addressed in the following sections of this report:

- 4.1 Establish whether the project is necessary for the management of a Natura 2000 site;
- 4.2 Description of the project;
- 4.3 Identification of other plans, projects and activities with which the proposed development could interact to create in-combination effects;
- 4.4 Identification of Natura 2000 sites potentially affected;
- 4.5 Identification and description of potential individual and cumulative impacts (in-combination effects) of the project;
- 4.6 Assessment of the significance of the impacts on Natura 2000 sites; and
- 4.7 Conclusion of screening stage.

4.1 Management of Natura 2000 Sites

The proposal is not connected with or necessary to the conservation management of a Natura 2000 Site.

4.2 Project Description and Existing Environment

The proposed development comprises of the construction and operation of the Newtown Transmission Gas Pipeline and Associated Above Ground Infrastructure. The proposed development is separate from but associated with a proposed 293MW gas-fired power generation plant and associated Gas Insulated Switchgear (GIS) substation and underground 220kV transmission connection, hereafter referred to as the Kilshane Energy Facility or the customer site. The proposed development will provide the infrastructure required for the delivery of natural gas to the proposed Kilshane Energy facility.

Most of the proposed transmission gas line connection will run under public roads with a short section in the Kilshane Energy owned power station site and minor sections in third party lands.

**Proposed Development
subject to AA for which
consent is being sought**

- 0.715km underground 300mm steel gas pipeline.
- Extension to existing Kilshane Block Valve station, including temporary pigging² facilities and pipeline tie-in connection.
- Above Ground Installation (AGI) at the proposed gas-fired power station.

² A device used to enable a temporary blockage in a pipeline to stop the flow of product through the pipeline.

4.2.1 Characteristics of the Project

Refer to **Table 4-1** for characteristics of the proposed development.

Table 4-1: Characteristics of the Proposed Development

<p><i>Size, scale, area, land-take</i></p>	<p>The project is a small-scale industrial project comprising of an extension to an existing BV, an underground gas-pipeline, and AGI and all associated ancillary equipment on c. 3.14Ha site located within greenfield, public road and agricultural lands.</p>
<p><i>Details of physical changes that will take place during the various stages of implementing the proposal</i></p>	<p>Vegetation clearance will be undertaken where the pipeline crosses hedgerows/ditches.</p> <p>Before construction commences, the route will be surveyed and pegged out. Where required, pre-construction field drainage will be installed to ensure current drainage systems continue to work throughout construction. For the section of the pipeline routed within the customers field, a working width of 30 m will be fenced off and hedges and trees will be removed within the working width as required. The pipeline route has been refined to minimise the number of mature trees requiring felling.</p> <p>The topsoil will then be cleared to a typical depth of 300 mm. The topsoil will be stored separately to the subsoil for future reinstatement. Topsoil will be kept free from disturbance for the duration of construction to reduce risk of physical damage and compaction.</p> <p>The trench will be backfilled, and the topsoil spread across the working width. It is anticipated that the majority (approximately 50% relating to the trench backfill only) of the excavated soil will be reinstated as backfill. Any remaining excavated soil will be removed from site and disposed of in accordance with regulations by the contractor.</p>
<p><i>Description of resource requirements for the construction/operation and decommissioning of the proposal (water resources, construction material, human presence etc)</i></p>	<p>The proposed development will not require the extensive use of natural resources. Where feasible excavated materials will be reused for backfill and for landscaping. The removal of some mature trees and hedgerows will be required to facilitate the development. It is proposed where feasible to replant hedgerows.</p> <p>Water will be sourced from the main water supply and brought to site for the construction phase and commissioning (hydrostatic testing).</p>
<p><i>Description of timescale for the various activities that will take place as a result of implementation (including likely start and finish date)</i></p>	<p>8-10 months.</p>
<p><i>Description of wastes arising and other residues (including quantities) and their disposal</i></p>	<p>During construction it is estimated that approximately 5,890m³ of excavated material will be generated. Approximately 50% of this material will be retained within the development boundary for reinstatement. Any excavated materials</p>

	<p>not suitable for reuse within the proposed development will be brought to a suitable licensed waste facility.</p> <p>Other construction phase waste may consist of surplus hardcore, stone, concrete, ducting and shuttering timber.</p> <p>Wastewater from welfare facilities on site will drain to integrated wastewater holding tanks. The stored effluent will then be collected on a regular basis from site by a permitted waste contractor and removed to a licensed/permitted waste facility for treatment and disposal.</p> <p>All waste to be taken off-site will be collected by an approved contractor and recycled or disposed at an approved facility.</p>
<p><i>Identification of wastes arising and other residues (including quantities) that may be of particular concern in the context of the Natura 2000 network</i></p>	<p>Any arising waste streams will be appropriately contained for subsequent disposal to appropriate authorities' waste facilities for recovery or disposal.</p>
<p><i>Description of any additional services required to implement the project or plan, their location and means of construction</i></p>	<p>N/A</p>

4.2.2 Location, Description and Context

The proposed development is situated within the townland of Kilshane, Dublin 11, west of the N2 Primary Road and is located approximately 2 km north-west of the M50, as shown in **Figure 4-1**. The CORINE (2018) landcover data series (available on EPA's interactive map viewer) classifies the landcover as 'Artificial Surfaces, Industrial, commercial and transport units' (Code: 121) and 'Agricultural Areas, Arable Land, and Non-irrigated arable land' (Code: 211).

The area of the proposed development within the designated boundary extends to c. 3.14Ha. The proposed development is located northwest of the M50 motorway and on the western side of the N2 national road and the R135 regional road. The surrounding area is characterised by agricultural fields and industrial uses such as logistics, power stations, and additional business park operations. Roadstone Huntstown Quarry and Huntstown Power Station are located on lands to the south of the proposed development and the site is located to the east and north of Ballycoolin and Rosemount Industrial Estates.

The proposed development site is not located within a Special Area of Conservation (SAC) or Special Protection Area (SPA), collectively known as Natura 2000 sites. SPAs and SACs occurring with potential source-pathway-receptor linkages to the proposed development site are identified in **Section 4.5**.

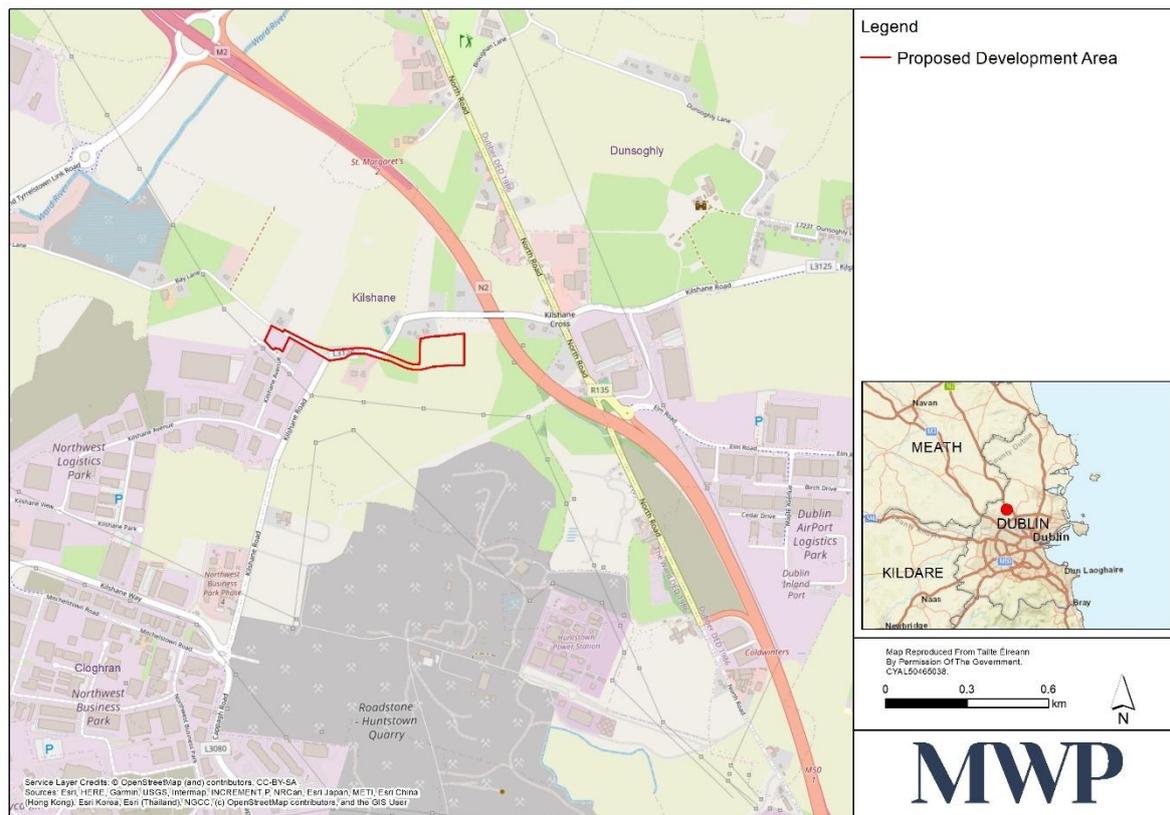


Figure 4-1: Location of the Proposed Development

4.2.3 Hydrology and Hydrogeology³

The site lies within the Broadmeadow_SC_010 Water Framework Directive (WFD) Sub-Catchment (ID: 08_3) which is within the Nanny-Delvin WFD Catchment (ID: 08). There are no EPA registered watercourses running through the proposed development site (see **Figure 4-2**). A review of the historical mapping records provided within the GeoHive website do not indicate any watercourses within the site. The closest watercourse to the proposed development is the Huntstown Stream (EPA Code 08H02) which is less than 400m to the south. Huntstown Stream forms part of the Ward catchment and drains into Malahide Estuary, or the ‘Broadmeadow Water’ (transitional waterbody code IE_EA_060_0100). A topographic survey completed as part of the EIAR for Kilshane Power Station (Environmental Impact Services, 2023) has confirmed that the internal and boundary hedgerows contain ditches which convey flow to the Huntstown Stream during heavier rainfall events. The Ward_030 subbasin is under pressure from urban wastewater sewer overflows, golf courses, and channelisation. The River Waterbody WFD status of the Ward_030 for the 2016-2021 period was classified as ‘Moderate’⁴.

The nearest EPA river water quality monitoring station downstream of the proposed development is the Br N of Killeek (Station ID: RS08W010300) on the Ward River approximately 7km downstream of the proposed development. The biological water quality evaluation for this station was Q3-4 in 2020, or ‘Moderate status’. The station on the Ward River at the Br downstream of Scotchstone Br (RS08W010610) was also rated Q3-4 in 2020. These evaluations are based on the composition and abundance of the invertebrate community in the stream at these locations.

³ All data relating to water features was obtained from the Environmental Protection Agency (EPA) interactive map viewer.

⁴<https://gis.epa.ie/EPAMaps/Water>

The proposed development lies within the Swords (code: IE_EA_G_011) groundwater-body and is considered 'Not at risk' under the WFD. The groundwater vulnerability of the aquifer is recorded as 'Moderate Vulnerability' and 'High Vulnerability'. The GSI define groundwater vulnerability as "a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities".

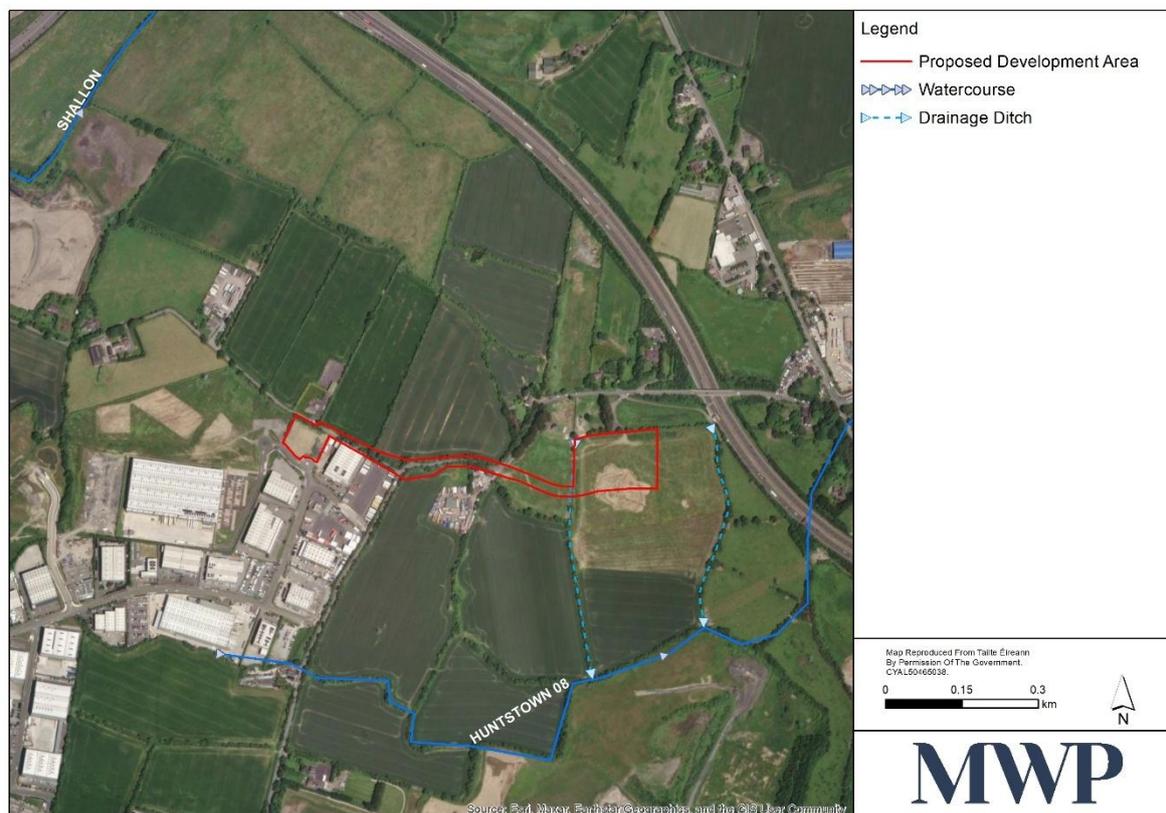


Figure 4-2: Watercourses within the vicinity of the proposed development site

4.2.4 Habitats and Flora

Habitats within the footprint of the proposed development include Arable Land (BC1), Improved Grassland (GA1), Treelines (WL2), Hedgerows (WL1), Buildings and Artificial Surfaces (BL3), Drainage Ditches (FW4), Spoil and Bare Ground (ED2), and Scrub (WS1). There is no overlap between the extent of works footprint and any Natura 2000 sites. No rare or protected flora species were recorded within the proposed construction footprint during any of the ecological surveys of the development site.

4.2.5 Invasive Species

Documented National Biodiversity Data Centre (NBDC) records of high/medium impact invasive species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended) exist within the hectad O14 encompassing the study area. Hectad records exist for four high-impact Invasive Alien Species (IAPS) and eight medium-impact IAPS. Five IAPS are listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended). None of the records are within 2km of the proposed development site, with the exception of rabbit.

During the MWP multi-disciplinary ecological field surveys of the site, no invasive plant species listed under the Third Schedule of the European Communities Regulations 2011 (S.I. 477 of 2015) were recorded onsite.

4.3 Identification of Other Projects or Plans or Activities

As laid out in Article 6(3) of the Habitats Directive, it is required that assessments of other plans and projects must take into consideration potential in combination effects with other projects or plans or activities that could adversely affect Natura 2000 sites.

4.3.1 Plans

With regards to the potential for in-combination effects, two relevant local authority plans were considered for in-combination effects:

- The Fingal Development Plan (2023-2029)⁵, adopted on the 22nd of February 2023 and came into effect on the 5th of April 2023; and
- The Fingal Biodiversity Action Plan (2022-2030)⁶, regarding the local ecology and action plans put in place to achieve the protection and enhancement of Fingal County's biodiversity.

4.3.2 Permitted and Proposed Developments in the Locality

A search of the Department of Housing, Local Government and Heritage planning database was undertaken for granted or on-going planning applications within the last 5 years that have the potential for in-combinations effects with the proposed development on nearby Natura 2000 sites (See **Appendix 2**).

4.3.3 EPA Licenced/Registered Facilities

There are a number of EPA Licensed premises in the vicinity of the proposed development, relating to waste management and industry (energy production and pharmaceuticals).

4.3.4 Existing Land-use and On-going Activities

Existing land-use within the proposed development site is agricultural, commercial and transport. The site mainly consists of greenfield elements and roads bounded by established trees and hedgerows. A quarry and existing Huntstown power station are located to the south of the proposed development site.

The project is located in the Ward_030 subbasin where urban wastewater (combined sewer overflows), golf courses and pressures on hydro-morphology via channelisation are identified as significant pressures⁷. Potential for significant cumulative impacts between the proposed development and the existing pressures listed above are considered in an assessment of the potential for significant in-combination effects is discussed further in **Section 4.7.1.5** below.

⁵<https://www.fingal.ie/development-plan-2023-2029>

⁶<https://consult.fingal.ie/en/system/files/materials/30041/Draft%20Fingal%20Biodiversity%20Plan%202022-2030.pdf>

⁷https://catchments.ie/wp-content/files/subcatchmentassessments/08_3%20Broadmeadow_SC_010%20Subcatchment%20Assessment%20WFD%20Cycle%202.pdf

4.4 Identification of Natura 2000 Sites

4.4.1 Zone of Influence

The screening stage of Appropriate Assessment involves compiling Natura 2000 sites within a potential zone of influence (ZOI). The ZOI of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the conservation interests of a Natura 2000 site. The zone of influence will vary for different ecological features depending on their sensitivity to an environmental change (CIEEM, 2018). According to OPR (2021), the zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This was established using the Source-Pathway-Receptor (S-P-R) framework. The ZOI for this project was identified through a review of the nature of the project, known impacts and effects likely to arise as a result of the project, distance from Natura 2000 sites and their qualifying interests and any landscape⁸ or ecological⁹ connectivity between the Proposed Development and Natura 2000 sites.

4.4.2 Identification of Natura 2000 Sites within the potential ZOI

An evaluation to determine which Natura 2000 sites are plausible ecological receptors for potential impacts of the proposed development is provided here, on the basis that, for an impact to occur, there must be a risk initiated by having a 'source' (e.g. excavation), and an impact pathway between the source and the receptor (e.g. a waterbody which connects the proposal site to the protected species or habitats). An assessment is made in relation to these sites of the likely significance of the potential effects associated with the proposal.

Designated SACs and SPAs within the potential ZOI of the proposal, including their proximity are shown in **Table 4-2**. The locations of designated sites in relation to the proposed development site are shown on a map in **Figure 4-3**. The only watercourses in the ZOI are the Huntstown Stream which flows into the Ward River, which ultimately joins Malahide Estuary (see **Figure 4-3**). The only transitional waterbody potentially affected is the Broadmeadow Water at Malahide Estuary SAC. All other SACs could not be affected given they are not receptors with regard to water quality impacts, or in other words, they are outside the ZOI.

Table 4-2: Natura 2000 Sites within the potential ZOI

Designated Site	Site Code	Proximity of Designated Site to Nearest Point of Proposed development site	Distance via Hydrological/ Ecological Connection
Malahide Estuary SAC	000205	10.2km	15km
Malahide Estuary SPA	004025	10.4km	15.4km

The proposed development does not occur within or adjacent to any Natura 2000 site. The proposed development is located in the Broadmeadow River Sub-catchment that drains to the Broadmeadow Water transitional waterbody, within which part of the Malahide Estuary SAC and Malahide Estuary SPA occur. The

⁸ Landscape connectivity is a combined product of structural and functional connectivity, i.e. the effect of physical landscape structure and the actual species use of the landscape (Kettunen *et al.* 2007)

⁹ Connectivity is defined as a measure of the functional availability of the habitats needed for a particular species to move through a given area. Examples include the flight lines used by bats to travel between roosts and foraging areas or the corridors of appropriate habitat needed by some slow colonising species if they are to spread (CIEEM, 2018).

Broadmeadow Water transitional waterbody is connected to the proposed development but is located ca. 15km downstream of the proposed development based on overland vectors i.e. site drains and watercourses (Huntstown Stream and Ward River). These water features are the only pathway between the proposed development site and the Malahide Estuary SAC and Malahide Estuary SPA so are the only Natura 2000 sites in the ZOI.

Other Natura sites considered were South Dublin Bay and River Tolka Estuary SPA, Rye Water Valley/Carton SAC, North Dublin Bay SAC and North Bull Island SPA, but all are beyond the ZOI due to geographical separation and/or absence of pathways. Other Natura 2000 sites are located outside the ZOI of the proposal due to the absence of plausible impact pathways and/or the attenuating effect of the distance intervening, and as such the works do not include any element that has the potential to significantly affect the conservation objectives for which these sites are designated. The lack of suitable habitat (wetlands) required by the Special Conservation Interests (SCI's) of SPAs and the urban context of the proposed development site is another factor in eliminating other SPAs at this stage.

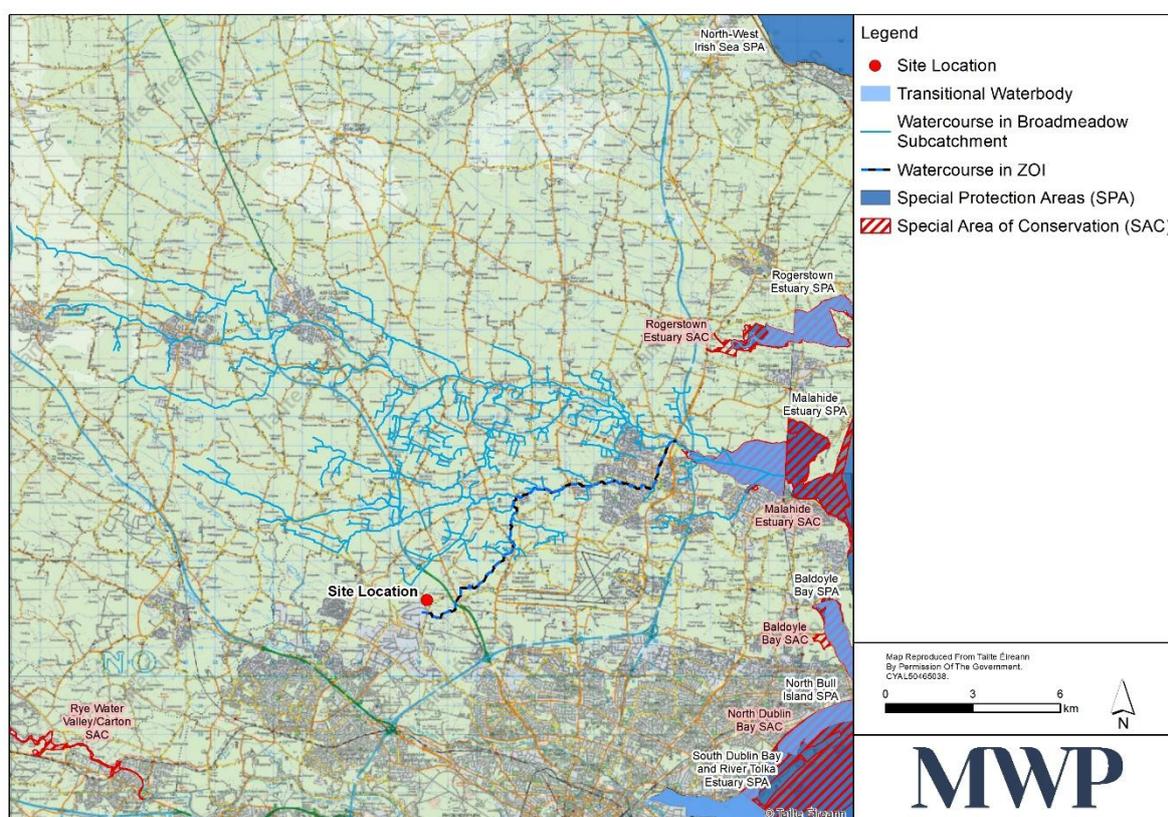


Figure 4-3: Location of the proposed development site and Natura 2000 sites. Malahide Estuary SAC and SPA are within the ZOI.

4.4.3 Conservation Objectives

According to the Habitats Directive, the *conservation status of a natural habitat* will be taken as ‘favourable’ within its biogeographic range when:

- Its natural range and areas it covers within that range are stable or increasing;
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and

- The conservation status of its typical species is favourable as defined below.

According to the Habitats Directive, the conservation status of a species means the sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' within its biogeographical range when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The conservation objectives were accessed on the 10th November 2025 for the Natura 2000 sites identified within the ZOI of the proposed development. Management plans were not available for any of the sites. All conservation objectives together with other designated site information are available on www.npws.ie/protectedsites. **Table 4-3** includes information regarding individual conservation objectives for each site.

Table 4-3: Details of conservation objectives for Natura 2000 sites within the ZOI of the proposed development

Designated Site	Site Code	Conservation Objectives Citation ¹⁰	Generic or Site-Specific Conservation Objectives	Management Plan Available ¹¹
Malahide Estuary SPA	004025	NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.	Site-Specific	No
Malahide Estuary SAC	000205	NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.	Site-Specific	No

4.5 Identification of Potential Impacts

Potential likely direct, indirect or secondary ecological impacts arising from the proposed development (either alone or in combination with other plans or projects) are identified in this section (**Table 4-4** and **Table 4-5**).

Table 4-4: Description of elements of the project likely to give rise to potential ecological impacts

Construction Phase
<ul style="list-style-type: none"> • Human presence: Sustained increase in human activity (Increased human activity, noise, lighting, dust) during daylight hours for the duration of the works • Increased noise and air emissions associated with construction activity • Site set-up, mobilisation, ground clearance • Excavation works • Construction activity • Temporary surface water flow management systems for specific engineering elements as required at various locations

¹⁰ <https://www.npws.ie/protected-sites>

¹¹ <https://biodiversity.europa.eu/>

Construction Phase <ul style="list-style-type: none"> • Importation/Stockpiling of material • Generation of waste/spoil/construction run-off • Use of plant, machinery, tools etc • Use of fuels/oils/lubricants/chemicals/concrete/cementitious material • Temporary storage of excavated spoil • Temporary site compound • Vegetation removal: disturbance to wildlife
Operational Phase <ul style="list-style-type: none"> • Operational and maintenance works
Decommissioning Phase <ul style="list-style-type: none"> • Increased human activity, increased noise and air emissions. • Permanent disassembly and removal of gas-pipeline and infrastructure components. • Permanent disposal and storage of excavated materials. • Temporary site compound.

Table 4-5: Direct, indirect or secondary ecological impacts of the construction and operational phases (either alone or in combination with other plans or projects) which have the potential for having significant effects.

<p><i>Describe any likely direct, indirect or secondary ecological impacts of the project (either alone or in combination with other plans or projects) by virtue of:</i></p> <ul style="list-style-type: none"> • <i>Size and scale;</i> • <i>Land-take;</i> • <i>Distance from Natura 2000 Site or key features of the Site;</i> • <i>Resource requirements;</i> • <i>Emissions;</i> • <i>Excavation requirements;</i> • <i>Transportation requirements;</i> • <i>Duration of construction, operation etc.; and</i> • <i>Other.</i> 	<p>There is no overlap with any Natura 2000 site or direct hydrological connection between the proposed development site and any Natura 2000 site.</p> <p>Construction Phase</p> <p><u>Habitat loss/alteration/fragmentation</u></p> <ul style="list-style-type: none"> • There will be some direct habitat loss/alteration within the construction works footprint, but no overlap with Natura 2000 sites (no loss of Annex I qualifying habitat) <p><u>Water quality</u></p> <p>Impacts may potentially occur through:</p> <ul style="list-style-type: none"> • Erosion and run-off of sediment and silt from excavation areas, disturbed ground, plant and machinery, etc. • Ingress of fuels/oils, cementitious material, or other such substances to surface water and/or to groundwater via leaching • Use of on-site temporary toilets and washing facilities <p><u>Species disturbance/displacement</u></p> <p>Impacts to habitats and species not related to any Natura 2000 sites may potentially occur through:</p> <ul style="list-style-type: none"> • Construction noise/vibration/lighting • Increased human presence • Impacts on prey availability • Loss of and alteration of breeding/resting/foraging/commuting or other required habitat <p>Operational Phase</p> <p><u>Species disturbance/displacement</u></p> <p>Impacts may potentially occur through:</p> <ul style="list-style-type: none"> • Increased human presence/noise during maintenance works
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4.6 Assessment of Significance of Potential Impacts

This section considers the list of sites identified in **Section 4.4** above, together with the potential ecological impacts identified in the previous section and determines whether the project is likely to have significant effects on a Natura 2000 site. When assessing impact, Natura 2000 sites are only considered relevant where a credible or tangible source-pathway-receptor link exists between the proposed development and a protected species or habitat type. The evaluation takes cognisance of the scope, scale, nature and size of the project, its location relative to the Natura 2000 sites listed in **Section 4.4** above, and the degree of connectedness that exists between the project and each Natura 2000 site.

The likelihood of significant effects from the project to the Natura 2000 sites was based on the following criteria:

- **4.6.1.1** Water Quality;
- **4.6.1.2** Habitat Loss and Alteration;
- **4.6.1.3** Disturbance and/or Displacement of Species;
- **4.6.1.4** Habitat or Species Fragmentation; and
- **4.6.1.5** In-Combination Effects.

The likelihood of significant in-combination effects is assessed in **Section 4.6.1.5**. An assessment of the potential effects occurring in Malahide Estuary SPA and Malahide Estuary SAC as a result of the proposed development are given in **Table 4-6**.

Table 4-6: Assessment of the potential effects occurring as a result of the proposed development

Designated Site	Site Code	Proximity of works to designated site	Qualifying features of special conservation interest ¹²	Likelihood of Potential Effect
Malahide Estuary SPA	004025	10.2km	<ul style="list-style-type: none"> ● Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] ● Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] ● Shelduck (<i>Tadorna tadorna</i>) [A048] ● Pintail (<i>Anas acuta</i>) [A054] ● Goldeneye (<i>Bucephala clangula</i>) [A067] ● Red-breasted Merganser (<i>Mergus serrator</i>) [A069] 	<p>The proposed development lies outside the designation therefore there will be no reduction in habitat area. There is <u>no significant</u> hydrological connection with the site via the drainage network. The potential for impacts are negligible in terms of:</p> <ul style="list-style-type: none"> ● habitat degradation or fragmentation, ● disturbance to species, reduction in species populations and density, ● changes in ecological functions and/or features that are essential for the ecological, requirements of habitats and species i.e. water quality; and, ● interference with the key relationships that define the structure and function of the site

¹² www.npws.ie.

Designated Site	Site Code	Proximity of works to designated site	Qualifying features of special conservation interest ¹²	Likelihood of Potential Effect
			<ul style="list-style-type: none"> Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999] 	<p>SCI's are unlikely to utilise the site due to:</p> <ul style="list-style-type: none"> the distance between the proposed development and SPA, the lack of suitable habitat (wetlands) at the proposed development site, as required by the SCI's, and the availability of alternative resources. There are also no IWeBS sites or other wetland habitats¹³ nearby the proposed development site, suggesting no important habitat nearby for wetland bird species of conservation interest to the SPA.
Malahide Estuary SAC	000205	10.4km	<ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous 	<p>The proposed development would not impact this designated site and the habitats listed as QIs are all coastal and also for the following reasons:</p> <ul style="list-style-type: none"> No direct ecological pathways linking the Natura site with the proposal site. There is a weak hydrological connection with the site, and given the nature and scale of the development and the intervening distance (15km) between the sites there is a considerable recovery effect (see Section 4.6.1.1, below).

¹³ <http://www.wetlandsurveysireland.com/wetlands/map-of-irish-wetlands--/map-of-irish-wetlands---map/>

Designated Site	Site Code	Proximity of works to designated site	Qualifying features of special conservation interest ¹²	Likelihood of Potential Effect
			vegetation (grey dunes) [2130]	

4.6.1.1 Water Quality

There is no potential for significant impacts on the water quality of Natura 2000 sites during the construction phase and operational phase of the proposed development. There are no watercourses running through or adjacent to the proposed development site. The only pathway for pollution of the Huntstown Stream is via drainage ditches that connect the proposed development site to the Huntstown Stream (**Figure 4-3**), and it was found that this connection exists only when ground conditions are saturated. During the site ecological walkover surveys of the study area, at a time after significant rainfall, the drainage ditches had a very small volumes of water and flows were non-existent. There is therefore only a weak direct hydrological connection between the proposed development site and the Huntstown Stream. It is concluded that the drainage ditches, owing to their limited conveyance capacity, low gradient and propensity to drying out (well drained area) have no potential to transport significant quantities of potentially deleterious substances from the proposed development site to the Huntstown Stream. Due to the small size/scale and nature of the proposed development any impacts to surface water due to this proposed project would be limited to the locality and temporary in nature.

The intervening overland hydrological distance between the proposed development site and the Malahide Estuary SAC/SPA is 15km. Given the scale and nature of the proposed development and the distance upslope of the Malahide Estuary (Broadmeadow transitional water), no water quality impacts are anticipated in the Malahide Estuary SAC or Malahide Estuary SPA. In the event of any sediment and/or pollutants (e.g. hydrocarbons) being released into the drainage ditch, such substances are likely to dissipate with distance downstream. The receiving waterbodies, including the Huntstown Stream and 5th order Ward River provide a great degree of dilution for any water quality impacts. As a result, there is no potential for adverse effects on the SPA/SAC by the hydrological pathway.

These watercourses, like any watercourse, exhibit natural recovery with distance downstream of a pollution source, due to dilution/assimilation and uptake of substances by trophic processes. For example, in the nearby Broadmeadow River (08B02), biological monitoring was carried out by the EPA in 2022. At the bridge at WSW of Fieldstown Ho (station code RS08B020600) and ca. 3.3 km downstream at Lispopple Bridge (station code R S08B020700, water quality ratings of Q3 (poor status) and Q3-4 (moderate status) were assigned respectively. The lower station at Lispopple recorded a far greater diversity of pollution sensitive taxa than the upstream location, demonstrating a change of status over a distance of only 3.3km (see **Figure 4-4**). This demonstrates the natural recovery process that takes place in rivers. Any pollution of the Huntstown Stream due to the proposed development will not adversely affect water quality in the Ward River, which is at 5.4 km downstream of the proposed development, or in the Malahide Estuary ca. 15 km downstream. Due to the small size/scale and nature of the proposed development any impacts to surface water due to this proposed project would be limited to the locality and temporary in nature.

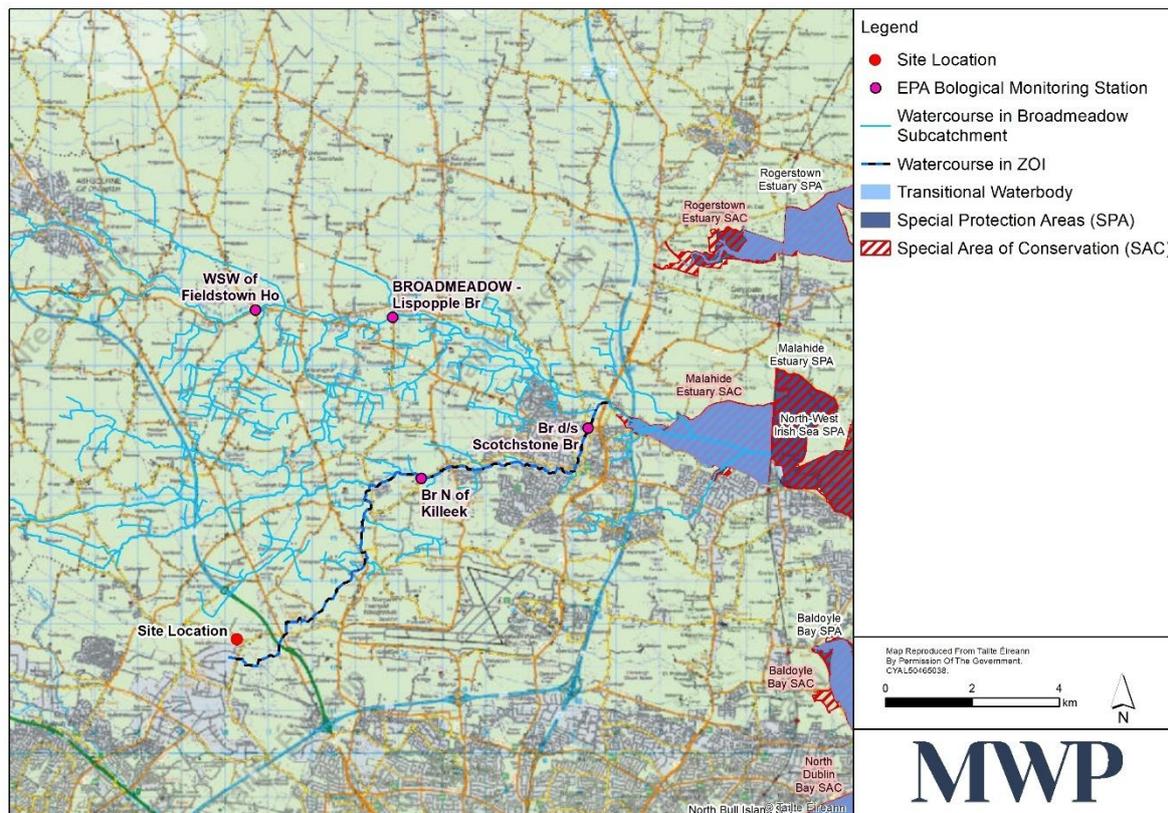


Figure 4-4: Location of proposed development site, EPA biological monitoring stations on the Ward and Broadmeadow Rivers, and Natura 2000 sites

With regard to potential direct water quality impacts associated with the generation of sewage/wastewater from the use of temporary welfare facilities during the construction phase, it is noted that these facilities will be maintained accordingly by an approved and permitted contractor who will remove effluent to a licenced facility for disposal. Therefore, this aspect of the proposal is not considered to have any potential for significant effects to the Huntstown Stream or Natura 2000 sites downstream.

Consequently, it is objectively concluded that in the absence of mitigation significant adverse impacts on the Conservation Objectives of the nearby Natura 2000 sites are unlikely to occur as a result of the programme of works by means of adverse water quality impacts.

4.6.1.2 Habitat Loss and Alteration

There is no spatial overlap or significant hydrological connection between the proposed development site and any of the Natura 2000 sites within the ZOI. Therefore, there is no potential for direct or indirect habitat loss or potential alteration of any qualifying habitats of conservation interest as a result of the construction or operational phases of the proposed development. The Malahide Estuary SAC has been selected for coastal habitats including mudflats, sandflats, saltmarsh and dunes. These habitats and the wetlands that support birds of SCI in Malahide Estuary SPA would not be affected as no habitat loss or alteration is expected, since no water quality impacts are foreseen.

4.6.1.3 Disturbance and/or Displacement of Species

Habitats within the proposed development site have little potential to host any SCI species associated with the Malahide Estuary SPA. Malahide Estuary SPA is approximately 9.6km away from the proposed development site and any disturbance effects including lighting, noise, increased human activity, water pollution etc associated with the construction and operational stages are would not occur over such a distance. The proposed development site is not identified as an ex-situ site used by SCI's from the Malahide Estuary SPA as a foraging or resting area, therefore no significant effects to SCI's are identified. Overall, given the location and nature of the proposed works, it is unlikely that the proposed development will cause disturbance and/or displacement of species associated with Malahide Estuary SPA.

4.6.1.4 Habitat or species fragmentation

There is no spatial overlap or significant hydrological connection between the proposed development site and Malahide Estuary SPA or Malahide Estuary SAC. Habitats present within the proposed development site do not have important links to the Natura 2000 sites. For instance, there is no evidence of a link to or the presence of ex-situ habitats used by SCI's from the nearby SPA's. Overall, there are no functional ecological corridors identified that will be disrupted by the proposed development that could cause the fragmentation of qualifying habitats or species of conservation interest as a result of the proposed development.

4.6.1.5 In-combination Effects

As well as singular effects, the potential for in-combination effects also need to be considered. A cumulative impact arises from incremental changes caused by other past, present or reasonably foreseeable future actions together with the proposed development. The proposal was considered in combination with other relevant plans, projects and activities in the area, identified in **Section 4.3**.

No significant cumulative impacts are predicted with the Fingal Development Plan (2023-2029) and the Fingal Biodiversity Action Plan (2022-2030), as outlined in **Section 4.3.1**, as each plan has a range of environmental and natural heritage policy safeguards in place. These safeguards that protect the natural environment and Natura 2000 Sites will also apply to the proposal described in this report.

The majority of planned and proposed projects identified within the area are warehouses, industrial units and some smaller scale projects linked to renovations and extensions to existing buildings. The Kilshane Energy Facility project, including all other plans and projects in the area, have undergone AA (as far as stage 1) and EclA with no significant impacts on Natura 2000 sites being identified. Given the scale and nature of the construction and operational stage of the proposed development, it is considered that no significant in-combination effects on Natura 2000 sites are likely as a result of interactions between the proposed development and any other plans or projects.

Significant in-combination effects on the conservation objectives and integrity of any Natura 2000 sites are considered unlikely as a result of interactions with the proposed development and existing land-use and ongoing-activities including EPA licenced and registered facilities as the proposed development is unlikely to interact during the construction and operational stages.

5. Conclusion

This report for screening for Appropriate Assessment was compiled to assist the competent authority in carrying out the screening for Appropriate Assessment.

It has been objectively concluded, during the screening process, that the Natura 2000 sites within the potential zone of impact influence of the proposed development are not likely to be significantly affected by the proposal considered in this report.

It is concluded that, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on the Malahide Estuary SPA or Malahide Estuary SAC in view of these site's conservation objectives, and therefore Stage 2 Appropriate Assessment is not required in relation to the proposal described in this report. The concluding reasons are:

- The works of the proposed development are not complex in nature and will be contained and controlled;
- There is no spatial overlap between the proposed works and any Natura 2000 site;
- There is no significant hydrological connection between the proposed works and any Natura 2000 site;
- Significant water quality effects on Natura 2000 sites arising as a result of the proposal would not occur;
- No direct loss or alteration of habitats in Natura 2000 sites will occur;
- No significant disturbance or displacement of qualifying interest species would occur;
- No significant habitat or species fragmentation arising as a result of the proposal would occur; and
- Significant cumulative/in-combination effects through interaction between the proposal and other plans, projects and activities would not occur.

Therefore, it is objectively concluded that significant effects on the Natura 2000 network will not occur.

6. References

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Appendix 1

Stages of Appropriate Assessment

Stage 1 - Screening

This is the first stage of the Appropriate Assessment process and that undertaken to determine the likelihood of significant impacts as a result of a proposed project or plan. It determines need for a full Appropriate Assessment.

If it can be concluded that no significant impacts to Natura 2000 Sites are likely then the assessment can stop here. If not, it must proceed to Stage 2 for furthermore detailed assessment.

Stage 2 - Natura Impact Statement (NIS)

The second stage of the Appropriate Assessment process assesses the impact of the proposal (either alone or in combination with other projects or plans) on the integrity of the Natura 2000 Site with respect to the conservation objectives of the site and its ecological structure and function. This is a much more detailed assessment than Stage 1. A Natura Impact Statement containing a professional scientific examination of the proposal is required and includes any mitigation measure to avoid, reduce or offset negative impacts.

If the outcome of Stage 2 is negative i.e. adverse impacts to the sites cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned.

Stage 3 - Assessment of alternative solutions

A detailed assessment must be undertaken to determine whether alternative ways of achieving the objective of the project/plan exists.

Where no alternatives exist the project/plan must proceed to Stage 4.

Stage 4 - Assessment where no alternative solutions exist and where adverse impacts remain

The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a Natura 2000 Site where no less damaging solution exists.

Appendix 2

Planning Applications

Table A2-1: List of granted and/or on-going planning applications near the proposed development

Application No.	Applicant	Proposed Development	Decision	Grant Date
FW25A /0367E	SDC Piperstown II Limited	<p>Planning permission is sought for:</p> <ul style="list-style-type: none"> • Demolition of an existing vacant dwelling house (with a maximum height of c. 5.4m) located in the southern portion of the Site. • Demolition of an existing outbuilding (with a maximum height of c. 6.5m) located in the northeastern portion of the Site. • Demolition of an existing gateway located at the southern site boundary and extension of fence to close the existing entrance. • Associated and ancillary site clearance works to make the site ready for potential future development. 	Grant Permission	22 Oct 2025
321196	Stateline Transport Limited	Demolition of two houses and associated structures to use the site as a storage container depot consisting of 1,270 containers and all associated site works.	Grant Permission	23 Apr 2025
316027	Starrus Eco Holdings Ltd.	Proposed increase of waste intake from 270,000 to 450,000 tonnes per year and associated works at an existing waste facility at Millenium Business Park, Cappagh Road, Dublin 11	Grant Permission	22 Aug 2024
318677	Energia Solar Holdings Ltd.	110kV Air Insulated Switchgear (AIS) tail-fed substation compound, combined with a 110kV underground cable connection to Finglas	Grant Permission	29 Jan 2025
312131	Irish Water	Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility	Grant Permission	09 Jul 2025
FW25A /0261E	IPUT PLC	<p>The development will consist of: revisions to the previously permitted Unit 4, which includes a main logistics/warehouse hall and ancillary office building (combined area of approximately 10,058 sqm) under Fingal County Council Reg. Ref. FW22A/0167. These revisions involve interior and exterior modifications to Unit 4 and associated external areas, resulting in a net increase of 139 sqm, including:</p> <ul style="list-style-type: none"> (i) Modification of the height (from 8.3 to 8 m) and footprint of the permitted ancillary office building, comprising retracting the eastern elevation and extending the building footprint towards the northern elevation; (ii) Internal layout revisions and reconfiguration of spaces within Unit 4's main logistics/warehouse hall and ancillary office building, including adding c. 116 sqm of mezzanine space for mechanical plant; (iii) Changes to elevations and facades, including adjustments to fenestration, minor design feature modifications, and updates to materials; (iv) Roof level revisions, including increased automatic ventilation openings, reduced permitted photovoltaic panels, 2 no. new roof access points, and relocation of an existing roof access; (v) Relocation of the permitted ESB substation and associated switch room from within Unit 4 to an external area as a standalone structure (c. 49.7 sqm); (vi) Revisions to the layout of permitted car, bicycle, and heavy goods vehicles (HGV) parking areas, resulting in a net reduction of 3 no. car parking spaces and 2 no. HGV parking spaces; (vii) Minor revisions to exterior spaces, including replacing the permitted mineral plaza with planting, omitting the permitted gatehouse, chemical storage and a section of footpath, relocating the permitted refuse area and plant compound, and providing 2 no. 	Grant Permission	08 Aug 2025

Applica tion No.	Applicant	Proposed Development	Decision	Grant Date
		pedestrian crossings along with 2 no. access gates and fencing (c. 2.4 m) for the permitted fire tender access route; (viii) Demolition of existing ESB electricity pylon (c. 25 m height lattice tower) and installation of new electricity pylon (lattice tower with maximum height of 37 m) and associated reinstatement works; and, (ix) All other ancillary associated works.		
FW24A /0400E	Energia Renewables Development Limited	Intend to apply for Permission for A Battery Energy Storage System facility to include up to 85 no. containerised battery storage modules on concrete bases, 20 no. transformer and power conditioning units, cable racks, and associated lighting. 2) Associated development including internal access roads, security gates, palisade perimeter security fencing, acoustic barrier, site drainage and all other works required to facilitate the development. AI Rcvd 30/04/2025	Grant permission	01 Jul 2025
FW24A /0372E	Roadstone Limited	Construction and operation of an aggregate processing plant to produce construction-grade sand and gravel from quarry fines / screenings generated by extraction activities at the surrounding quarry complex (previously approved under Planning Ref. FW12A/0022). AI Rcvd 20/1/2025	Grant permission	25 Mar 2025
FW24A /0045	Stateline Transport Ltd.	The proposed development consists of the following: The demolition of existing dwellings (Bloomburn Cottage, Kilshane, Dublin 11, D11F1W8) and (Kilmonan Lodge, Kilshane, Dublin 11, D11 XP89) and associated garages, and shed structures, and permission for the use of the subject site (C 2.52 HA) as a storage container depot with a maximum capacity of 1,596 no. Containers, with 2no. 8.7 mt. high reefer gantries, construction of ancillary office and workshop building (c. 359 m2 GFA), construction of security hut (c. 9.5 m2 GFA), provision of 9 no. car parking spaces and 6no. bicycle spaces, provision of 9 no. truck parkingspaces and associated vehicle wash down area, new wastewater treatment system and percolation area, surface water attenuation area, hard and soft landscaping works, new boundary treatment, and vehicle entrance, 9 no. 30mt. high 7no. 10mt. high and 5 no. 6mt. high lighting columns with LED luminaries, signage to office and workshop building and all associated site works necessary to facilitate the development.	Refuse Permission	28 Mar 2024
FW24A /0010	Earlsland Corporation Unlimited Company	The application site is bound by the Old Rathoath Road to the west and Kilshane View to the north. The proposed development consists of the construction of 1 no. warehouse/ logistics unit, including ancillary office floorspace over two levels, with a total GFA of 1,823sq.m. The proposal includes vehicular access off Kilshane View (for staff/ visitors and service vehicles) to the north of the site. The proposal includes 18 no. car parking spaces, 10 no. cycle parking spaces, and 2 no. motorcycle spaces. The development also includes 2 no. signage zones for the unit, PV panels at roof level, a HGV service yard area, landscaping, entrance gates, lighting, foul and surface water drainage, and all associated site works.	Grant permission	14 May 2024
FW24A /0199E	Hantise Limited	The proposed development will consist of the construction of 3 no. enterprise / light industrial / wholesale outlet units (Units 1, 2 and 3), including ancillary office / administration areas over two levels, with a total GFA of 2,868 sq.m. The proposal includes vehicular, pedestrian and cycle access for staff, visitors and service vehicles off the existing road network serving the Business Park to the west (i.e. Kilshane Drive), with new infrastructure proposed within the application site boundary. The proposal includes 52 no. car parking spaces, 30 no. cycle spaces, an ESB Substation (GFA of 24 sq.m), signage zones for the units, delivery / loading areas, landscaping, boundary treatments, entrance gates, lighting, PV panels, foul and surface water drainage, site clearance, and all associated development.	Grant permission	10 Dec 2024

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FW24A/0339E	Stateline Transport Ltd.	<p>The proposed development consists of the following:</p> <p>The demolition of two no. existing detached dwellings (Bloomburn Cottage, Kilshane, Dublin 11, D11F1W8 and Kilmonan Lodge, Kilshane, Dublin 11, D11 XP89) and associated garages and shed structures, and permission for the use of the subject site (c. 2.52 Ha) as a storage container depot with a maximum capacity of c. 1,270 no. containers in 9 no. blocks ranging in height between 3 no. and 6 no. containers high, with 2 no. 8.7 mt. high reefer gantries, construction of ancillary single storey detached office and workshop building (c. 363 m2 GFA), construction of single storey detached prefabricated security hut (c. 9.5 m2 GFA), provision of 9 no. car parking spaces including 1 no. disabled persons car parking space and 1 no. electric vehicle charging space, 2 no. motorcycle parking spaces, 6 no. bicycle spaces and bicycle shelter and provision of 8 no. truck parking spaces, new onsite wastewater treatment system and percolation area, surface water attenuation area, hard and soft landscaping works, new boundary treatment and vehicle entrance onto L3120 Kilshane Road, 9 no. 20mt. high, 7 no. 10mt. high and 5 no. 6mt. high lighting columns with LED luminaries and all associated site works necessary to facilitate the development.</p> <p>The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin, K67 X8Y2 (to inspect Planning Applications on all lands). A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.</p>	Refuse Permission	23 Apr 2025
FW24A/0373E	Rohan Project Management	<p>Construction of a central warehouse & logistics distribution centre, with an overall GFA of c. 26,865 sq.m, including an ancillary office and welfare area of c. 1,352 sq.m. and associated standalone services buildings of c.121 sq.m on a site area of c. 5.238 Ha. The warehouse building is orientated east-west across the subject site, with a primarily rectilinear form complete with stepped ground floor office / staff entry level, located to the west. The proposed warehouse building has an overall length of c. 225 metres, with a depth of c. 126 metres and a parapet height of c. 21 meters above ground level to the North, South and East and c. 24.75 meters to the West. The proposed office has a parapet height of c. 15 meters above ground level. A sprinkler tank with associated pumphouse complete with provision for a generator compound, switch room and transformer room are located along the northern boundary of the site. A substation is proposed centrally on the southern boundary. Parking and office space are orientated towards the front / west of the site, facing the estate entrance. The proposal provides for 161 no. car parking spaces (including 8 no. accessible parking spaces and 35 EV charging spaces), 8 motorcycle spaces, accessed from the southwest of the site. A separate pedestrian and bicycle access to 50 bicycle parking spaces is located centrally on the southern boundary adjacent to the office. A service yard and loading bays are proposed to the south of the building, with a single HGV access point provided in the southeastern corner. There are 24 no. loading docks proposed along with 3 no. grade access doors. Solar panels are proposed for c. 10% of the roof area. Landscaping and screening is proposed throughout the site and along the southern boundary complete with upgrading of pedestrian and bicycle access routes complete with all associated works and services.</p>	Grant permission	10 Dec 2024
SID/06/24		<p>The site is located at Kilshane, Finglas, Dublin 11 and comprises an area of c. 14.42 hectares. The site is located to the south of Kilshane Road and the site of a permitted peaking power generation station permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23. The site is to the west of the M2 motorway, to the north of Roadstone Huntstown Quarry, and to the east of agricultural lands and Northwest Logistics Park.</p> <p>The proposed development involves the construction of a peaking power generation station comprising two Open Cycle Gas-Fired Turbines (OCGT), each with a capacity of</p>	Application Registered	-

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		<p>300 MW (600 MW in total), along with backup fuel storage, supporting structures, and services.</p> <p>The development is divided into two distinct areas, comprising an energy generation compound and an ancillary compound.</p> <p>The Energy Generation Compound will house two open cycle gas turbine (OCGT) sets and associated flues, with a maximum height of 44m. To the west of the turbine sets two Air Insulated Substations (AIS) compounds are proposed to house transformers and electrical equipment within fenced compounds (with a fence height of 3m, along with lightening protection masts 18m in height). Between the turbine sets it is proposed to provide a single storey PEECC (Power, Electrical, and Electronic Control Centre), with a gross floor area (GFA) of 72 sq.m. and an overall height of c. 2.7m. A CEMS (Continuous Emissions Modelling Shelter) is proposed to the southeast of the PEECC, with a GFA of 13 sq.m. and an overall height of 2.7m. To the west of the turbine sets, 6 no. fan cooler systems are proposed, each with an overall height of 4m. The Energy Generation Compound will be bound to its northern and part of its eastern boundary by acoustic fencing c.12m in height.</p> <p>The Ancillary Compound, located to the west of the Energy Generation Compound, will accommodate a backup fuel tank (with height of 16.2m), a demineralised water tank (with a height of 16.2m), a raw / fire water tank (with a height of 15.3m), a single storey fire pump house building (with a GFA of 34 sq.m. and an overall height of 2.7m). 2 no. demineralised water treatment trailers (with an internal area of 82 sq.m. and an overall height of c. 4m) will be accommodated to the southeast of the Ancillary Compound.</p> <p>The development includes access arrangements (connecting with the permitted development permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23 to the north), surface treatments, services, landscaping, attenuation areas, internal circulation roads, and all associated and ancillary works.</p> <p>An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.</p> <p>An Environmental Impact Assessment Report ('EIAR') will be submitted with the application.</p>		
FW25A /0008E	Colorman (Ireland) Limited	<p>Permission is sought for the construction of a new light industrial/warehouse unit with associated ancillary office space. The building will comprise: (i) light industrial/warehouse floor space inclusive of plant rooms at ground floor level, with an open plan mezzanine level above; and (ii) ancillary office space and staff facilities in the northern portion of the building over three floors. The proposed facility will be accessed via Kilshane Park to the north, with a staff and visitor vehicular entrance proposed to the northwest, a separate HGV & yard entrance to the northeast and a designated pedestrian entrance located adjacent to the proposed staff and visitor vehicular entrance. A gated fire tender access is provided on the western side of the proposed building. Externally the proposal will include: (iii) 127 no. car parking spaces (including 7 no. accessible spaces and 14 no. EV charging spaces); (iv) 80 no. bicycle parking spaces; and (v) 13 no. motorbike parking spaces; (vi) internal roads, footpaths and a pedestrian crossing point; (vii) a service yard to the rear of the building including 3 no. HGV loading bays, trailer parking and 1 no. level access; (viii) a pump house, ESB substation and water storage tank to the east of the building. Associated site and infrastructural works are also proposed which include: foul and surface water drainage including SuDs, plant areas, roof top solar panels, landscaping, boundary treatments, site lighting, signage; and (ix) all ancillary works necessary to facilitate the proposed development.</p>	Grant permission	2025-04-08
FW24A /0041	Re: Cycle Reverse Logistics Ireland Limited	<p>The proposed development comprises a change of use of Units 633 and 634. This proposed use will be additional to the following use which was permitted under Reg. Ref.: FW21A/0088 in respect of unit 634, and under Reg. Ref.: FW20A/0020 in respect of Unit 633:</p> <p>(i) The assessment disassembly processing storage and repair of information technology equipment;</p>	Grant permission	2024-02-07

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		<p>(ii) Onsite shredding of certain electrical and electronic equipment and components that, following onsite assessment are identified as not being suitable for re-use or resale, together with all associated internal fitout works.</p> <p>The change of use proposed comprises the addition of the following use to the already permitted use within the subject units:</p> <p>(iii) The acceptance and processing of up to 5,000 tonnes per annum of waste electrical and electronic equipment (WEEE).</p> <p>The proposed development does not envisage any further development works.</p> <p>The application relates to a development which comprises or is for the purpose of an activity requiring a waste facility permit.</p>		
FW24A/0010	Earlsland Corporation Unlimited Company	<p>The application site is bound by the Old Rathoath Road to the west and Kilshane View to the north.</p> <p>The proposed development consists of the construction of 1 no. warehouse/ logistics unit, including ancillary office floorspace over two levels, with a total GFA of 1,823sq.m.</p> <p>The proposal includes vehicular access off Kilshane View (for staff/ visitors and service vehicles) to the north of the site. The proposal includes 18 no. car parking spaces, 10 no. cycle parking spaces, and 2 no. motorcycle spaces. The development also includes 2 no. signage zones for the unit, PV panels at roof level, a HGV service yard area, landscaping, entrance gates, lighting, foul and surface water drainage, and all associated site works.</p>	Grant permission	2024-01-11
FW23A/0269	Sprint Coatings Ltd	Permission for extension (594 m ²) to north east of existing industrial unit, extension to existing car parking area and relocation of existing vehicular access.	Grant permission	2023-12-11
FW23A/0352	Ardex Building Products Ireland	Planning permission to erect 370.00m ² or 75.40 kWp of photovoltaic panels on the roof of our existing building with all associated site works.	Grant permission	2023-11-17
FW23A/0307	Rhenus Air & Ocean	Planning permission for the extension of the existing car park to provide additional car parking and storage/bin storage hard standing area and all associated site development works.	Request additional information	2023-10-12
FW23A/0258	Universal Fabrics Ltd	Retention Permission sought to retain additional mezzanine first floor level area with associated internal material alterations to light industrial unit.	Grant permission for retention	2023-09-01
FW22A/0286	Amazon Data Services Ireland Ltd.	The development consists of: a new first floor level within the existing building (Circa. 660m ²), three new access stair cores, one new lift, two new external windows to ground floor level, two new external steel doors, one new external main entrance single door, three new automatic mechanical smoke vents on the North, East & West elevations to stair cores 1, 2 & 3, (three vents in total), six new external louvres on the west elevation, three new external louvres on the north elevation, new manholes & drainage from the canteen to an existing manhole and associated site works.	Grant permission	2023-08-21
FW23A/0182	DHL Supply Chain Ireland Ltd.	<p>The proposed development consists of:</p> <ol style="list-style-type: none"> Illuminated building signage at high level on four facade locations. A non-illuminated entrance totem sign. Brand flags on fiberglass poles outside the office entrance. Various ground mounted signs consisting of directional signs at vehicular entrances, GDPR and Health & Safety signs at entrance and within the carpark. <p>Along with all associated site works.</p>	Grant permission	2023-06-21
FW23A/0014	Hantise Limited	<p>The proposed development consists of the construction of 1 no. warehouse/ logistics unit (proposed Unit 735), including ancillary office floorspace over two levels, with a maximum height of c. 17.09m and total GFA of 5,132 sq.m.</p> <p>The proposal includes three vehicular access points (for staff/ visitors and service vehicles) off the existing road network serving the Business Park. The proposal includes 51 no. car parking spaces and 20 no. cycle spaces. The development also includes a signage zone for the unit, PV panels at roof level, HGV service yard areas, landscaping,</p>	Grant permission	2023-05-17

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		pedestrian and cycle infrastructure, boundary treatments, entrance gates, lighting, foul and surface water drainage, site clearance and all associated site works. The application site is bound by Kilshane Drive to the south.		
FW23A /0126	Schenker (Ireland) Limited	The development will consist of: Alterations to three access points to the existing site from Kilshane Avenue to provide revised vehicular and pedestrian access, including new fencing and gates (c. 2.5m in height). Additional fencing within the site to sub divide the site. The provision of 11 security poles (c. 8.5m height) throughout the site to accommodate CCTV and other security measures. New sustainable transport measures including a staff bus stop to the north of the site on Kilshane Avenue, the provision of secure 64 cycle spaces, 5 motorbike, scooter parking and the provision of EV charging points to 12 existing spaces. The proposals' revised site layout and fencing will reduce onsite parking from 160 spaces to 146 spaces. Minor elevational changes to the existing building are proposed at low level on each elevation compromising duct pullups. And all other associated site works.	Grant permission	2023- 05-05
FW22A /0204	Kilshane Energy Ltd	<p>The proposed development will consist of the following:</p> <ol style="list-style-type: none"> 1. The construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts. The proposed station will consist of 1 no. Gas Turbine and 1 no. 28 m high Exhaust Stack partially enclosed by a 12 m high acoustic wall. 1 no. single storey Admin Building and Warehouse (c. 926 m²), 1 no. single storey Packaged Electronic/Electrical Control Compartment (PEECC) (c. 72 m²), 1 no. single storey Continuous Emission Monitoring System (CEMS) Shelter (c. 14.8 m²), 1 no. 16.2m high x 024.4m Fuel Oil Tank, 1 no. 15.3m high x 09.2m Raw/Fire Water Tank, 1 no. 16.2m high x 018.3m Demin Water Tank, and miscellaneous plant equipment. 2. The demolition of a detached residential dwelling (c. 142 m² GFA) and associated farm buildings (c. 427 m² GFA) located in the north west corner of the subject site to facilitate the proposed development. 3. Road improvement works to 493.34 m Kilshane Road (L3120), including the realignment of a portion of the road (293.86 m) within the subject site boundary and the provision of new footpaths, off-road cycle ways, together with the construction of a new roundabout linking the proposed realignment of Kilshane Road back to the existing road network to the northeast of the subject site and to the proposed internal road network to serve the proposed development. 4. The construction of entrance gates, low wall and railings fronting the realigned Kilshane Road and a private internal road network providing for vehicular, cyclist and pedestrian access to serve the development. Construction of 3 m high security fencing within development. 5. Total provision of 26 no. car parking spaces including 1 no. disabled persons parking space and 2 no. EV electrical charging points. 6. Provision of security lighting columns to serve the development and the installation of Closed-Circuit Television System (CCTV) for surveillance and security purposes. 7. Provision of 20 no. sheltered bicycle parking spaces. 8. Provision of hard and soft landscaping works, tree planting and boundary treatments including 3 m high security fence along Kilshane Road and the perimeter of the subject site boundary. 9. Provision of new on-site foul sewer pumping station to serve the development. 10. Provision of underground surface water attenuation areas to serve the development. <p>All associated site development and excavation works, above and below ground, necessary to facilitate the development.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development. This application relates to a development that will require an Industrial Emissions Directive licence from the Environmental Protection Agency. A subsequent application will be submitted for an Above Ground Installation (AGI) compound, underground gas supply installation and a subsequent Strategic</p>	Grant permission	2023- 07-23

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		Infrastructure Development (SID) Application will also be submitted for a Gas-Insulated Switchgear Substation (GIS), Air Insulated Switchgear Substation (AIS) and grid connection to serve the development.		
FW22A /0318	DHL Supply Chain Ireland Ltd	<p>Minor amendments to unit 1 of the existing permission ref fw20a/0126</p> <p>A) 5982sqm of additional warehouse floor area within the existing building footprint, through the addition of two internal mezzanine levels over part of the floor plan, and internal warehouse office pods.</p> <p>B) the addition of three freezer containers and two chilled lobbies along with associated dock shelters. (totalling 192sqm). Fixed externally to the existing loading docks,</p> <p>C) the provision of external mechanical plant elements at ground level along the north facade of the building, to include condenser units. Air handling units with associated ducting, all with associated enclosing screens & protective barriers,</p> <p>D) the provision of an enclosing acoustic louvred screen for the standby generator to the west of the building. Along with all associated site works.</p>	Grant permission	2023- 03-20
FW23A /0052	IPUT plc	<p>The development part amends a permitted warehouse development (as granted under FCC Reg. Ref. FW20A/0126, subsequently part amended by FCC Reg. Ref. FW22A/0108 (Unit No. 2), FCC Reg. Ref. FW22A/0193 (Unit No. 3), FCC Reg. Ref. FW22A/0199 (Unit No. 4) and FCC Reg. Ref. FW22A/0206 (Unit 1), and proposed to be part amended by a live application (FCC Reg. Ref. FW22A/0318 – Unit No. 1).</p> <p>The proposed development amendments will principally consist of: the provision of new entrance and wayfinding signage as follows: 1 No. totem sign at the southern entrance of the development (7 metres high), 1 No. totem sign at the northern entrance of the development (7 metres high), 1 No. totem sign at the gatehouse entrance towards the south of the site (3.5 metres high), 1 No. totem sign to the south-east of Unit No. 1 (2 metres high), 1 No. totem sign to the south-west of Unit No. 2 (2 metres high), 1 No. totem sign to the north-west of Unit No. 3 (2 metres high), 1 No. totem sign to the north-east of Unit No. 4 (2 metres high), 1 No. ‘park and amenities’ information sign to the north-east of Unit No. 4 (2 metres high), and 1 No. ‘parks and amenities’ directional sign located at the southern entrance to the running track (0.89 metres high); and all associated development works above and below ground.</p> <p>Retention permission is sought for the following modifications: a multi-use games area (MUGA) (c. 295 sq m) to the west of Unit No. 4 with an outdoor gym area (c. 135 sq m) and a perimeter gravel walkway; a running track along the western/north-western boundary of the site; alterations to the permitted gatehouse at the southern site entrance including the reorganisation of the internal layout, minor decrease in overall width from 3.4 metres to 3.33 metres (c. 67 mm reduction), minor decrease in overall length from 5.599 metres to 5.532 metres (c. 67 mm reduction), minor increase in overall height from 3.35 metres to 3.385 metres (c. 35 mm increase), elevational changes including the addition of 4 No. aluminium feature fins to the east elevation and relocation of the pedestrian entrance door on the east elevation to accommodate the internal layout changes, and modifications to the roof design to include the provision of an aluminium brise soleil surround to the perimeter of the gatehouse; and all associated development works above and below ground.</p>	Grant permission & grant retention	2023- 03-09
FW23A /0045	Rhenus Logistics Limited	<p>The proposed development will comprise of the following development / works:</p> <ul style="list-style-type: none"> - Change of use of 528 sq.m of warehouse / logistics floor space at ground floor level, and associated internal reconfiguration, to provide for ancillary office floorspace and welfare facilities; - Provision of a second floor level to provide an additional 406 sq.m of ancillary office floorspace and welfare facilities, and an associated office roof plant area above (within the existing building envelope); - Extension of the existing stair core 1 by one floor level to provide access to the proposed second floor level and extension of the existing stair core 2 by two floor levels to provide access to the proposed second floor level and the associated office roof plant area; - Alterations to the building elevations, including: 	Grant permission	2023- 03-03

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		<ul style="list-style-type: none"> - Additional row of strip glazing and increase of the existing wrap around curtain wall glazing by 4m at the main entrance to the proposed second floor level on the north and west elevation; - Provision of additional windows to the proposed second floor level on the north and west elevation; - Provision of an additional staff access door at ground floor level on the south elevation; - Additional vents to the existing and proposed stair core extensions on the north elevation; and - All associated site works <p>The application site is bound by Kilshane way to the south and Kilshane View to the North.</p>		
FW23A /0030	HSE Capital & Estates	Retention permission for a single storey ESB substation building (total floor area 24m2) to the North East roadside boundary to include all associated site works at Unit 629, Northwest Logistics Park, Kilshane Avenue, Northwest Business Park, Dublin.	Grant Permission For Retention	2023-02-20
FW22A /0268	Gas Networks Ltd.	For permission for the development of a generator kiosk with a height of 3.4m within a natural gas above Ground Installation (Kilshane AGI, Kilshane Road, Northwest Business Park, Mitchelstown, Dublin 15. The development will also include new underground pipework, heat exchangers, gas boilers, metering and pressure reduction skids inside the main building and the relocation of a light column.	Grant Permission	2022-11-11
FW22A /0241	Amazon Data Services	Wi-Fi antenna to enable communication between Unit 633 and an adjacent building in the industrial estate without the need to connect them physically and avoid digging and disruption to the main estate. The proposed antenna mast is intended to be constructed of a stainless steel post supported off a valley gutter with "Big Foot" support and supported off the lowest part of the roof and located in the centre of the room away from the building perimeter walls. The Wi-Fi antennae head will be 300mm overall diameter (0.3m / 1 ft Valuline (r) High Performance Low Profile Antenna, single polarized, 71.000 - 86.000 Ghz, FCC Cat A) Finally the composite height of the mast and head will be only 1.9M over the parapet of the building and will be a single install	Grant Permission	2022-10-21
SID/03/22	Kilshane Energy Ltd.	<p>Application available at www.kilshanesid.com</p> <p>The provision of a 220 kV Gas Insulated Switchgear (GIS) substation and associated Air Insulated Switechgear (AIS) compound on lands at Kilshane Road, Kilshane, Finglas, Dublin 11, and an underground 220 kV transmission line conection from the proposed GIS substation to the existing Cruiserath 220 kV GIS substation, located within an overall landholding bound to the south by the R121/Cruiserath Road, to the west by the R121/Church Road and to the north by Cruiserath Drive, along with all associated and ancillary works.</p> <p>The proposed development is located within the townlands of Kilshane, Bay, Hollywoodrath, Tyrrelstown, and Cruiserath. The application site has an area of c.13 hectares.</p> <p>The proposed 220 kV GIS substation is to be located on lands at Kilshane Road, Kilshane, Finglas, Dublin 11, and will include a proposed GIS substation building with a gross floor area of 475 sq.m., within a c. 2.6 metre fenced compound. The proposed GIS substation building has a maximum height of c. 13.5 metres, excluding lighting protection masts c. 2 metres in height at roof level. The GIS substation building will accommodate a switchgear room, control room, battery room, workshop, generator room, and staff facilities. A 220 kV AIS substation compound, including AIS electrical equipment within a fenced compound will be provided to the east of the GIS substation.</p> <p>The landholding within which the proposed GIS substation and AIS substation compound are situated is subject to a separate application (under Reg. Ref. FW22A/0204) in respect of a Gas Turbine Power Generation Station and associated development.</p> <p>The proposed underground 220 kV transmission line will run west from the proposed substation site at Kilshane Road, following Bay Lane to the west, before turning south at the roundabout at the western end of Bay Lane. The route then extends southwest along public roads to the R121. The transmission line then proceeds south along the R121 until it reaches Cruiserath substation, leaving the road and entering the substation</p>	Grant Permission	2022-10-12

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		<p>compound from the west. The proposed underground 220 kV transmission line will have a length of c. 4.69 km.</p> <p>The development includes adjacent access paths, connections to the two substations (existing and proposed), provision of a medium voltage rural supply to the GIS substation (extending to the southwest of the GIS substation along Kilshane Road), surface treatments, joint bays and communications chambers on the transmission line route, services, parking spaces within the substation compound, all associated construction works, and all ancillary works.</p>		
FW22A /0206	IPUT plc	<p>Permission for development and retention permission for development at this c. 3.71Ha. site at Newtown, Kilshane Cross, Co. Dublin. The development amends a permitted warehouse development (as granted under FCC Reg. Ref. FW20A/0126, subsequently part amended by FCC Reg. Ref. FW22A/0108 (Unit No. 2) and proposed to be part amended by two live applications (FCC Reg. Ref. FW22A/0193 - Unit No. 3 and FCC Reg. Ref. FW22A/0199 - Unit No. 4). The subject application pertains to lands relating to Unit No.1.</p> <p>The proposed amendments will principally consist of the following modifications to permitted Warehouse Unit No. 1: Revisions to the marshalling office and ancillary office layouts including the increase in size of the marshalling office from c. 65.9 sq.m m to c. 211.4 sq.m m and the increase of the first floor mezzanine plant room in the ancillary office from c. 44.25 sq.m m to c. 60.50 sq.m m (these changes will result in a decrease to the ground floor warehouse area from c.17,242.58 sq.m m to c. 17,202.8 sq.m m - no change to the total permitted gross floor area), and the replacement of office space, toilet blocks, staff facility, changing rooms and tea station with 'grey box' area (space that is subject to future tenant fit-out), with associated addition of an internal door to the staircore and to the warehouse modification of the roof design including a minor increase of the ancillary office parapet height from 11.85 metres s to 11.9 metres (50mm increase), revised PV panel layout, revisions to the roof light layout including provision of additional roof lights, provision of additional AOVs (Automatic Opening Vents), addition of roof access hatch/ladders, and amendments to the roof hip pitch; revisions to HGV entrance/exit layout to the east comprising the addition of traffic islands, bi-fold gates and fencing; reduction of HGV spaces from 21 No. to 19 No.; amendments to paving and landscaping; the addition of covered bike spaces in lieu of previously uncovered stands (no change to total spaces provided); modifications to boundary treatments including the addition of a security gate to the fire tender access to the west; addition of 2 No. sprinkler tanks (c. 56.7 sq.m m each) and a pump room (c. 72 sq.m m); revised Variable Refrigerant Flow Heat Pump compound location and layout; provision of an additional backup generator plinth slab (c. 22 sq.m m); addition of external protection bollards; elevational changes including the removal of 4 No. standard loading docks, addition of 2 No. graded access doors to loading bays, repositioning of 2 No. graded access doors, reduction of concrete facade on the eastern elevation, amended glazing arrangement, repositioning of fire escape doors, the addition of fire escape doors, and the repositioning of green walls; and all associated development works above and below ground.</p> <p>Retention permission is sought for the following modifications to permitted Warehouse Unit No.1: Revised ESB substation/switch room location (no change to permitted size) and the addition of a transformer room (c. 22.76 sq.m m); provision of an acoustic soil berm and acoustic timber fencing (overall height is c. 5.010 metres) in lieu of permitted 4 metre high acoustic gabion wall; and all associated development works above and below ground.</p>	Grant Permission & Grant Retention	2022- 09-15
FW22A /0199	IPUT plc	<p>IPUT plc intend to apply for permission for development at this c. 1.405 Ha. site at Newtown, Kilshane Cross, CO. Dublin. The development amends a permitted warehouse development (as granted Under Ref FW20A/0126, subsequently part amended by FCC Reg. Ref. FW22A/0108 (Unit No. 2) and proposed to be part amended by a live application (FCC Reg. Ref. FW22A/0193 - Unit No. 3). The subject application pertains to lands relating to Unit No. 4.</p> <p>The proposed amendments will principally consist of the following modifications to permitted Warehouse Unit No. 4: Revised ground floor and first floor layout including the reduction in size of the marshaling OTice from c. 65.9 sq m to C. 50.7 Sq m and corresponding increase to the warehouse area from c. 6,036.2 Sq m to C. 6,051.4 Sq m</p>	Grant Permission	2022- 09-05

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		(no change to total permitted gross floor area); modification of the roof design Including a minor increase of the warehouse parapet height from 17.05o metres to 17.070 metres (20mm increase), a minor decrease of the ancillary office parapet height from 8.3 metres to 8.25 metres (50mm decrease), revised PV panel layout, revised roof light, revised AOV (Automatic Opening Vent) layout, and omission of roof hips; revisions to staff/visitor car parking entrance-exit to the east comprising the addition of a traffic island with security barriers; revisions to HGV entrance/exit layout to the east comprising the addition of a traffic island with security barrier and sliding gate; provision of yard extension to the south (c. 60.8 sq m) including additional security gates for maintenance access point; increase in electric charging spaces from 2 No. to 6 No. (no change in overall total quantum of car parking spaces permitted); addition of a cycle path and amendments to pathways and landscaping; the addition of covered bike spaces in lieu of previously uncovered stands and increase from 10 No. spaces to 11 No. spaces; revised fire tender layout; addition of a sprinkler tank (c. 88.3 sq m) and pump house (c. 30 sq m); revised Variable Refrigerant Flow Heat Pump compound location and layout; repositioning of the ESB substation and addition of a maintenance room, increasing the size from c. 24.4 sq m to c.36 sq m; revised graded access door locations; elevational changes including reduction of concrete façade on the eastern elevation, amended glazing arrangement, the repositioning of green walls, the repositioning of fire escape doors and the addition of fire escape routes; and all associated development works above and below ground.		
FW22A /0193	IPUT plc	<p>Development and retention permission for development at this c. 3.23 Ha. site at Newtown, Kilshane Cross, Co. Dublin. The development amends a permitted warehouse development (as granted under FCC Reg. Ref. FW20A/0126 and amended by FCC Reg. Ref. FW22A/0108). This application pertains to lands relating to Unit No. 3.</p> <p>The proposed amendments will principally consist of the following modifications to permitted Warehouse Unit No. 3: Modifications to the HGV entrance to the west comprising the addition of a traffic island and provision of sliding gates in lieu of permitted swing gates; the addition of a tank and pump room; the addition of bike shelters; the repositioning of the heat pump enclosure; and all associated development works above and below ground.</p> <p>Retention permission is sought for the following modifications to permitted Warehouse Unit No. 3: Revised ground floor layout including the replacement of 4 No. WC's with a first aid room and multi faith room, replacement of the staff facility and office with 'grey box' area (space that is subject to future tenant fit-out) with associated removal of internal doors to the warehouse, and minor reduction of the length of the marshalling office (by 120mm) (no change to permitted gross floor area); modification of the roof design including minor increase of the office parapet height from 11.9 metres to 12 metres (100mm increase), minor increase of the warehouse parapet height from 17 metres to 17.070 metres (70mm increase), repositioned skylights and addition of access hatches and automatic open vents repositioned and revised elevational signage (1 No. elevational sign to be provided on the north and west elevation, each measuring 7.28 metres x 1.815 metres); revised parking layout including the reduction of the total number of car parking spaces from 146 No. to 139 No.; modifications to boundary treatments including the addition of a gate and fencing to the fire tender access to the east; addition of a security barrier to the staff/visitor car parking entrance/exit to the west; addition of a cycling path; reorientation of the ESB substation and increase in size from c. 37.5 sq m to c. 63.4 sq m; elevational changes including reduction of precast concrete wall cladding, the repositioning of fire escape doors, the repositioning of green walls and the repositioning of an external window to the west of the marshalling office; addition of fire corridors; reduction of granite paving and replacement with landscaping adjacent to the entrance to the ancillary office; and all associated development works above and below ground.</p>	Grant Permission & Grant Retention	2022- 08-31
FW22A /0108	IPUT PLC	The development amends a permitted warehouse development (as granted under FCC FCC Reg. Ref. FW20A/0126), specifically lands relating to Unit No. 2. The proposed amendments will principally consist of the following modifications to permitted Warehouse Unit No. 2: The change of use of ancillary office space at first floor level (c. 264 sq m) to storage space; the addition of an internal loading platform; revised ground floor layout including the addition of an assembly room, alteration of the office layout	Grant Permission	2022- 05-27

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		and replacement of the marshalling office with truckers toilet (no change to permitted gross floor area at ground floor level); revised Photovoltaic Panels (PV) arrangement (reduced from 392 to 138 No. and reduced area from c. 638 sq m to c. 247 sq m); provision of 3 No. elevational signs (each measuring 5 metres x 2 metres) on the north, south and west elevations; revised parking layout including the reduction of the total number of car parking spaces from 81 No. to 80 No.; modifications to HGV yard layout including the addition of 18 No. van parking spaces in the permitted yard area; addition of a traffic island to the HGV entrance to the west; modifications to boundary treatments including addition of a gate and fencing to the fire tender access to the east; addition of a security barrier to the staff/visitor car parking entrance/exit to the west; extension of permitted cycle path and provision of a bike shelter; addition of a WEEE store; provision of a canopy over a proposed bailer and compactor zone; reorientation of the heat pump enclosure; elevational changes including reduction of precast concrete wall cladding to loading docks and the addition and repositioning of fire escape doors; and all associated development works above and below ground. Retention permission is sought for the modification of the roof design of permitted Unit No. 2 including a minor increase to parapet height from 17.02 metres to 17.07 metres.		
FW21A /0233	ARDEX Building Products Ireland Limited	Alterations to an existing building granted under planning reg. no. F07A/1297 consisting of an external extension of 190 sq.m at ground and first floor level consisting of a training room, stairwell and offices.	Grant Permission	2021-11-29
FW21A /0088	Hantise Ltd	<p>Permission for change of use of Unit 634 from 'warehouse/logistics use' as permitted under Reg. Ref. FW20A/0169, to a facility for (i) the assessment , disassembly, processing, storage and repair of customer owned information technology equipment, and (ii) for onsite shredding of certain electrical and electronic equipment and components that, following onsite assessment, are identified as not being suitable for re-use or re-sale, together with all associated internal fitout works;</p> <p>The associated development/works required to facilitate the proposed change of use comprise amendments to Unit 634, as permitted under Reg. Ref. FW20A/0169, including:</p> <ul style="list-style-type: none"> • Internal reconfiguration at Ground Floor Level to provide for staff welfare/operational facilities/production area • Provision of an additional 1,769m² of gross floor area at first floor level comprising of office accommodation and storage. • Alterations to facade treatment. • Repositioning of permitted Fire Exit doors and inclusion of additional Fire Exit Doors. • Stair core AOV's added to facade. • Stair cores 1 & 2 extended vertically by one floor to access open plant area at second floor/roof level. • Stair core 3 added to provide means of escape from first floor level. • Roof ridge and valley gutters rotated by 90 degrees. • 17 no. additional car parking spaces provided and the relocation of 20 no. permitted bicycle parking spaces. • Alterations to site entrances and boundary treatment. • Provision of paladin fence to enclose backup generator plinth. • Alterations to the permitted ESB substation/switchroom including an increase in GFA of 27 sq.m. • The proposal also includes development/works within the curtilage of Unit 633, which was constructed under Reg. Ref.: FW17A/0049, as amended by Reg. RE.:FW20A/0020 and Reg. Ref.:FW20A/0139, and the curtilage of Unit 634, including the following: <ul style="list-style-type: none"> • Removal of boundary treatment and amalgamation of the yards of Unit 633 and Unit 634. • Provision of Link Corridor between Unit 633 and Unit 634. • Provision of CCTV posts. • And all associated development. 	Grant Permission	2021-05-14

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FW20A /0126	IPUT	<p>The development will comprise the provision of 4 No. warehouses with marshalling offices, ancillary office space, staff facilities and associated development. The buildings will have a maximum principal height of 17.070 No. metres to the top of the parapet above ground floor level and will comprise the following areas: Unit 1 will have a gross floor area of 21,578 sq.m. including a warehouse (20,252 sq.m.), marshalling office (66 sq.m.), ancillary office space (1,216 sq.m.) and plant (44 sq.m.); Unit 2 will have a gross floor area of 9,206 sq.m. including a warehouse (8,347 sq.m.), marshalling office (66 sq.m.), ancillary office space (757 sq.m.) and pant (36 sq.m.); Unit 3 will have a gross floor area of 16,525 sq.m. including a warehouse (15,478 sq.m.), ancillary office space (944 sq.m.) and plant (37 sq.m.); and Unit 4 will have a gross floor area of 7,342 sq.m. including a warehouse (6,648 sq.m.), marshalling office (66 sq.m.), ancillary office space (589 sq.m.) and plant (39 sq.m.). A gate house with a gross floor area of 14 sq.m. will be positioned to the south-west corner of the site.</p> <p>The development will also include the repositioning of the access from the L3125 Road to the north of the site to provide a new entrance and a second vehicular access will be provided from the R135/Elm Road to the south-west. Road upgrade works are proposed along the L3125 to the north of the site which include the partial upgrade of Kilshane Cross signalised junction to incorporate a left turning lane and upgraded signals on the L3125 Local Road eastern approach arm and the provision of cycle paths and pedestrian footpaths.</p> <p>There will also be internal roadways; pedestrian access; 502 No. ancillary car parking spaces; bicycle parking; HGV parking and yards; level access goods doors; hard and soft landscaping; boundary treatments; ESB substations; signage; PV panels; lighting and associated site development works above and below ground. The total gross floor area of the development is 5,763 sq.m. (including warehouse structures, gate house and ESB substations).</p>	Grant Permission	2021-02-09
FW20A /0149	Hantise Limited	<p>The application site is bound by Kilshane Way to the south and Kilshane drive to the east and north. The proposed development consists of the construction of 1 no. warehouse / logistics / light industrial unit (proposed unit 736) including ancillary office floorspace over two levels with a maximum height of c 17.09 m and a total GFA of 6,180 sqm.</p> <p>The proposal includes two vehicular access points (staff/ visitors and service) off the existing road network serving the Business Park. The proposal includes 61 no. car parking spaces and 20 no. cycle parking spaces. The development also includes 1 no. ESB substation signage zones for the unit, PV panels at roof level, HGV service yard areas, landscaping, boundary treatments, entrance gates, lighting, and all associated site works including underground foul and storm water drainage network and attenuation areas.</p>	Grant Permission	2020-12-18
FW20A /0176	Kirkby Tyres Limited	<p>The development will consist of the construction of an internal first and second floor mezzanine floor of 830 square metres, within the existing Industrial Building of measuring 2,920 square metres, for storage purposes only. Two new internal access stairs and all associated works. The removal of the existing signage measuring 22m2 located to the front (South) elevation and replacement with new 11.1m2 non illuminated corporate signage, provision of new signage above all twelve loading bay doors measuring 9.7m2 each. New signage positioned as: one to south elevation, one to west elevation, eight to north elevation, two to east elevation.</p>	Grant Permission	2020-10-15
FW20A /0144	ADSIL	<p>Permission for the completion and retention of alterations to a development permitted under Reg. Ref; FW19A/0120.</p> <p>The alterations for which permission for the completion and retention is sought consist of alterations to Unit 635 (warehouse/ logistics/ light industrial unit), as permitted under Reg. Ref; FW19A/0120, comprising of the following:</p> <ul style="list-style-type: none"> (a) Alterations to site entrances and boundary treatments; (b) Reconfiguration of warehouse floorspace to provide additional office and staff facilities at ground floor level; (c) Provision of additional office floorspace at first floor level and associated elevation changes; 	Grant Permission & Grant Retention	2020-09-03

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		(d) Associated external alterations including provision of additional door on the western elevation, repositioning of a door on the eastern elevation, provision of a window at second floor level on the northern elevation, facade signage as per tenant requirements; (e) Provision of a sprinkler tank and pump house within the service yard; (f) Provision of additional paladin fencing within the site; (g) Repositioning of the ESB substation within the site; (h) Site layout alterations, including access road widening and realignment, realignment of fire tender access route and landscaping changes; (i) All ancillary development associated with the above.		
FW20A/0139	ADSIL	The development will consist of amendments to Unit 633 permitted under P.A Reg. Ref: FW17A/0049 and FW20A/0020, to include internal layout changes including circa 25sqm of additional floor area, alterations to the 2 vehicular entrances, revised car parking to provide 40 spaces, minor relocation of generator plinth, minor changes to the southern elevation and revised perimeter fencing.	Grant Permission	2020-08-26
DAC/107/20	ADSIL	Detached warehouse building with two storey office accommodation	DAC Grant with Conditions	2020-08-26
20/4141/7D	Hantise Limited	Detached warehouse with two storey office.	DAC Grant with Conditions	2020-08-13
DAC/101/20	Hantise Ltd.	Detached warehouse with two storey office.	DAC Grant with Conditions	2020-08-06
DAC/079/20/REV	Hantise Limited	Alterations to site entrance and boundary treatment: Internal reconfiguration at ground floor - Warehouse change to office and staff facilities; Additional floor area at first floor - 22m; Addition of sprinkler tank and pump house. Additional internal site fencing: Additional warehouse fire exit door and repositioning of warehouse fire exit door; Window added to stair 2 - 2nd floor level.	DAC Grant with Conditions	2020-06-15
FW20A/0020	Hantise Limited	The development will consist of the change of use of Unit 633 from 'Warehouse Logistics/light industrial use', as permitted under Reg. Ref. FW17A/0049, to a facility for (i) the assessment, disassembly, processing, storage and repair of customer owned information technology equipment, and (ii) for onsite shredding of certain electrical and electronic equipment and components that, following onsite assessment, are identified as not being suitable for re-use or re sale, together with all associated internal fitout works. Works to facilitate the proposed change of use comprise amendments to Unit 633, as permitted under Reg. Ref. FW17A/0049, including the reconfiguration of first floor level accommodation (no increase in Gross Floor Area) together with associated amendments to internal layout; minor modifications to the position of permitted entrances and the fenestration patterns on the southern and western elevations; minor relocation of the permitted ESB substation and provision for installation of an external back-up generator.	Grant Permission	2020-02-12