

MWP

Chapter 01 Introduction

Newtown Transmission Gas Pipeline and Associated Above Ground Infrastructure

Gas Networks Ireland

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1. Introduction

MWP have been engaged by Fingleton White, on behalf of Gas Networks Ireland (GNI), to prepare an Environmental Impact Assessment Report (EIAR) for the construction and operation of the Newtown Transmission Gas Pipeline, Newtown Above Ground Installation (AGI) compound and Kilshane Block Valve (BV) extension (hereafter referred as the 'Proposed Development').

The EIAR has been prepared to support 3 No. individual consent applications for the proposed development 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).

This Chapter sets out the purpose and scope of the **EIAR**, the report structure, assessment topics, assessment authors and contributors, and assumptions which underlie the **EIAR**. It introduces the project and outlines the site location and key elements of the project. It sets out the planning policy and legislative background to the project and details the consultation undertaken with relevant stakeholders.

1.1 Need for the Development

The proposed development is required to provide the necessary infrastructure for the primary delivery of gas to the permitted, but not yet constructed, Kilshane Power Station facility.

The Kilshane power station received planning consent from Fingal County Council (Planning Authority Case Reference: FW22A/0204) and An Coimisiún Pleanála (Case reference: PL06F.317480). The associated 220 kV substation, compound and underground 220 kV transmission line connection Strategic Infrastructure Development (SID) application has been permitted by An Coimisiún Pleanála (ACP) (Reg. Ref.: ABP-314894-22). Hereafter these 'customer' proposed developments are collectively referred to as the 'Kilshane Energy Facility'.

The proposed development is therefore separate from, but related to these applications.

In relation to the proposed development Gas Networks Ireland (GNI) is a statutory body whose primary function is to own, operate, develop and maintain the natural gas transmission and distribution system in Ireland. It has a statutory obligation pursuant to Section 10A(2) of the Gas Act 1976, to enter into binding agreements for access to the system, subject to certain terms, conditions and exemptions, in particular the requirement to comply with CRU-approved connection policy in that regard. GNI entered into such agreements with (Kilshane Energy Ltd) in respect of which the proposed development is required to deliver under Irish and EU law on access to the gas system.

1.2 Site Location and Description

The proposed development is located in the townland of Kilshane, on lands at Kilshane Road (L3120) and Bay Lane, Kilshane, Finglas, Dublin 11, as shown in **Figure 1-1**. The site is situated approximately 2 km north-west of the M50 motorway and approximately 3.14 ha in area. The proposed gas pipeline will travel between the existing Kilshane Block Valve (BV) site (53°25'21.6"N / 6°20'29.7"W) and the proposed Newtown Above Ground Installation (AGI) site (53°25'19.3"N / 6°19'57.0"W).

The proposed gas pipeline will exit from Kilshane BV onto Bay Lane and travel in an eastward direction crossing onto the L3120 Kilshane Road. The proposed gas pipeline will continue to travel eastwards along Kilshane Road before entering the Kilshane Energy Facility site and continuing towards the proposed Newtown AGI.

The topography between Kilshane BV and Newtown AGI is generally flat, with some minor variations in ground level. The land use in the area is mainly light industrial and agricultural lands. Huntstown Quarry is located to the south and southeast of the site, with mostly agricultural lands to the east with the N2 road to the northeast.

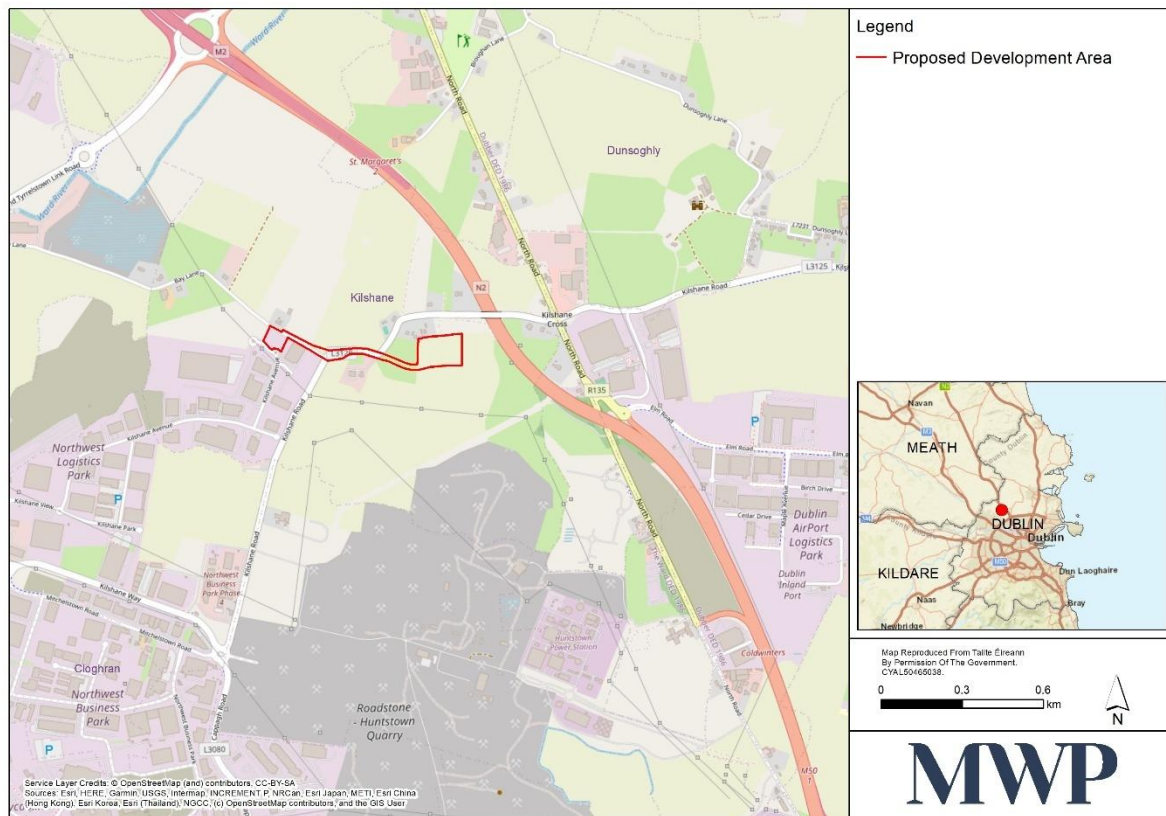


Figure 1-1: Site Location

1.3 Project Summary

This proposed development comprises the following elements:

- Proposed Kilshane Block Valve (BV) extension to connect to the existing gas transmission network;
- Proposed Newtown AGI with the purpose of filtering, metering and reducing the pressure of the transmission gas to the pressure required by the customer (70 Barg to 32.8 Barg to feed the gas engines). The AGI compound will include:

- An internal access roadway and local surface water drainage system to tie into the Kilshane Power station drainage system;
 - PIG Trap (launch and receiving point for inspection and maintenance modules);
 - Heat exchangers;
 - Meters and boilers;
 - Regulators & instrument housing;
 - All ancillary service connections; and
 - Security fencing.
- An underground transmission gas pipeline to connect the BV Extension to the existing Kilshane BV station and the proposed AGI.

The underground transmission gas pipeline (named Newtown Pipeline) and associated infrastructure will be owned and operated by GNI.

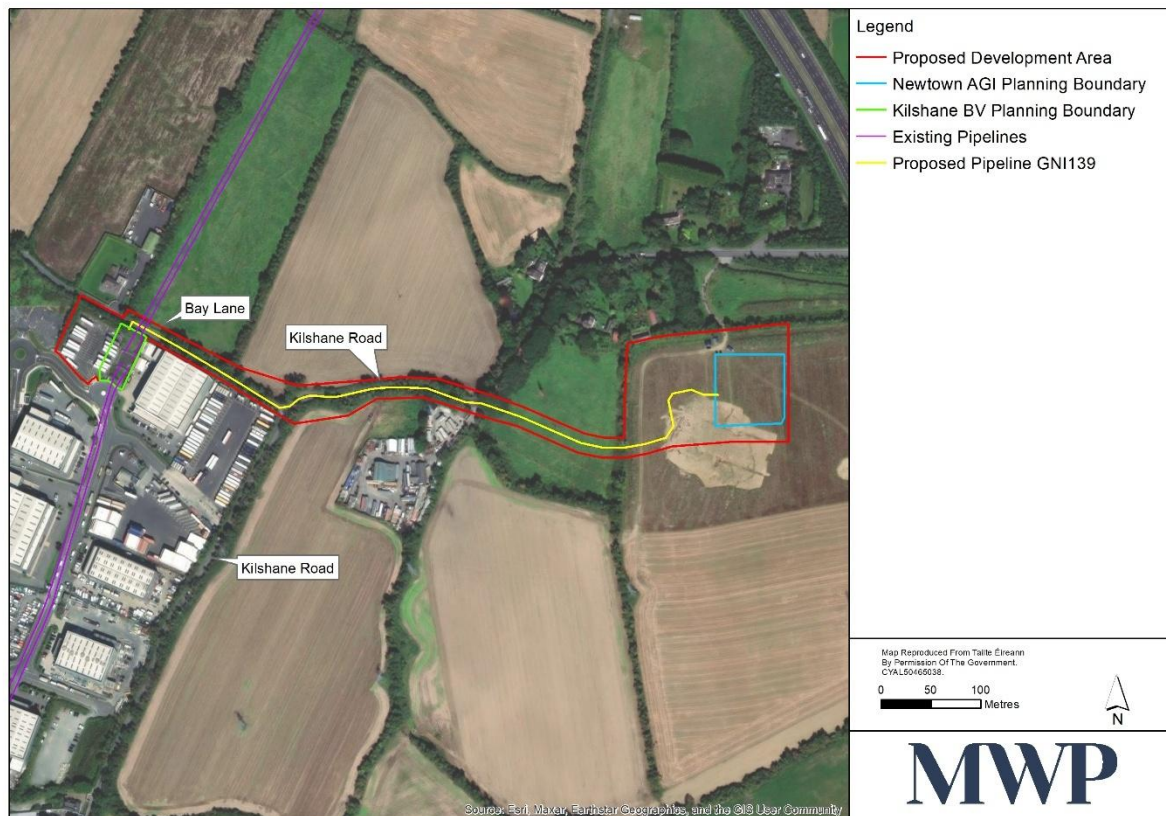


Figure 1-2: Infrastructure Layout

1.4 Structure of the EIAR

Table 1-1 presents the structure of the EIAR.

Table 1-1: Structure of the Environmental Impact Assessment Report (EIAR)

Volume	Content	Description
Volume I	Non-Technical Summary	The Non-Technical Summary provides an overview of the project and the EIAR in non-technical terms. It is presented in a similar way to Volume II – Main EIAR, in the use of a ‘Grouped Format Structure’, which discusses each environmental topic separately.
Volume II	Main EIAR	<p>The Main EIAR provides a detailed description of the proposed project and contains specialist reports on each of the selected assessment topics. This document is prepared in the ‘Grouped Format Structure’ which examines each environmental topic area within an individual Chapter. This structure was selected for the Main EIAR as it facilitates straightforward investigation of individual topics:</p> <ul style="list-style-type: none"> • Chapter 1 Introduction • Chapter 2 Description of the Proposed Development • Chapter 3 Alternatives • Chapter 4 Population and Human Health • Chapter 5 Biodiversity • Chapter 6 Water (Hydrology and Hydrogeology) • Chapter 7 Land and Soils • Chapter 8 Air Quality • Chapter 9 Climate • Chapter 10 Noise and Vibration • Chapter 11 Archaeological, Architectural and Cultural Heritage • Chapter 12 Landscape and Visual Impact Assessment • Chapter 13 Traffic and Transportation • Chapter 14 Material Assets – Waste Management • Chapter 15 Material Assets – Utilities • Chapter 16 Interactions <p>Other existing and/or permitted developments in the surrounding area were considered across each of the environmental topics listed above to determine the potential for cumulative or in-combination effects with the proposed development. These cumulative effects are assessed within the relevant specialist chapters of the EIAR (Chapters 4 – 15).</p>
Volume III	Appendices	The Appendices volume contains supporting information and reference documents to Chapters of the Main EIAR Volume II.
Volume IV	Drawings	This volume presents all relevant drawings pertaining to Chapters of the Main EIAR Volume II.

1.5 Methodology

1.5.1 Legislative Context

The Environmental Impact Assessment (EIA) Directive (European Union Directive 2011/92/EU and the amending Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment, requires Member States to ensure that a competent authority carries out an assessment of the likely significant

effects of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

EIA provisions in Irish Law in relation to planning consents are currently contained in the Planning and Development Act, 2000, (Part X) as amended, and in Part 10 of the Planning and Development Regulations, 2001, as amended.

The EIA Directive and the Planning and Development Regulations 2001, as amended, provide that in respect of an application for development consent where EIA is required, the developer (applicant) is required to prepare and submit an EIAR to the competent authority.

This EIAR is compliant with the requirements set out in the Planning and Development Regulations 2001, as amended, and as set out in the EIA Directive in terms of the structure and content of the information required to be provided by the Applicant.

This EIAR has been prepared having regard to this legislation and national guidance, including European Commission's Guidance on the preparation of the EIA Report (Directive 2011/92/EU as amended by 2014/52/EU) (2017), EPA 'Guidelines on the information to be contained in an Environmental Impact Assessment Reports, 2022' and DHPLG 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (August 2017)'.

1.5.2 EIA Process

The EIA process begins with Screening to determine whether EIA is required followed by Scoping and Consultation to identify the specialist studies required in the EIA. Where effects are considered to be unacceptable, they can be avoided or mitigated against at the design stage.

In EIA, impacts are defined as the changes resulting from an action, whereas effect is the term used to express the consequence of an impact (expressed as the 'significance of effect'). If the anticipated effects are unacceptable, design measures or other relevant mitigation measures can be implemented to reduce or avoid those effects. The EIAR describes the current state of the environment and assesses the likely significant effects of a proposed development on the environment, including the residual effects once mitigation and monitoring measures have been implemented.

1.5.2.1 Screening

The first step in the EIA process is 'Screening' which determines whether an EIA is required (EPA, 2017), and usually commences at the project design stage. The EIA Directive lists those projects that require a mandatory EIA (Annex I) such as motorways or roads with 4 or more lanes wide over 10 km in length (Annex 17(b)1) and those projects for which an assessment must be undertaken to determine if they are probable to result in likely significant effects (Annex II). For Annex II projects, individual Member States can choose to institute specific thresholds or project-specific considerations, or a combination of both of these approaches to arrive at a decision regarding the requirement to undertake an EIA.

In Ireland, EIA is mandatory for developments of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which exceeds a limit, quantity or threshold set for that class of development. Schedule 5 transposes Annex I and Annex II of the 2011 EIA Directive into Irish law under Parts 1 and 2 of Schedule 5 respectively. There have been no changes to Annex I introduced by the 2014 EIA Directive or the 2018 Regulations.

Developments which require an EIA for the purposes of Part 10 of the Planning and Development Regulations 2001 (as amended) are outlined in Schedule 5 of the relevant regulations under two separate sections, Part 1 and

Part 2. The schedule of projects listed in Part 1 and Part 2 of Schedule 5 was consulted to determine whether this new development required an EIA.

In considering the wider context and the component parts of the Proposed Development, the threshold of relevance to the proposal from Part 1 of Schedule 5 is set out below:

Schedule 5, Part 1, Class 16:

Pipelines with a diameter of more than 800mm and a length of more than 40km

— for the transport of gas, oil, chemicals, and

— for the transport of carbon dioxide (CO₂) streams for the purposes of geological storage, including associated booster stations.

The proposed development does not exceed the relevant threshold noted above [300mm (Nominal Bore) pipeline, 0.715km in length], as it does not exceed a diameter of more than 800mm and a length of more than 40km, therefore the requirement for a mandatory EIAR does not apply.

This gas pipeline connection has a relationship with another project, the Kilshane Energy Facility project. The proposed development will provide a primary gas supply to the Kilshane Energy Facility. The Kilshane Energy Facility was subject to Environmental Impact Assessment (EIA). This EIAR has been undertaken to appraise the potential impacts of the proposed development and the cumulative impact between it and the related Kilshane Energy Facility to comply with the requirements of the EIA Directive.

1.5.2.2 Consultation

The scope of the EIAR has been defined at an early stage of the planning process in order to identify and ensure that the environmental studies address all the relevant issues. This included a review of the context of the development Site, locality, previously permitted and planned development, and of the Proposed Development, to identify the matters to be covered within this environmental impact assessment.

The structure, presentation and the non-technical summary of the EIAR, as well as the arrangements for public access, all facilitate the dissemination of the information contained in the EIAR. A core objective is to ensure that the public and local community are aware of the likely environmental impacts of projects prior to the granting of consent. Public participation in the EIA process will be affected through the statutory planning application process. Information on the EIAR has also been issued for the Department of Housing, Planning and Local Government's EIA Portal.

In accordance with requirements of Section 26 (1A) of the Gas Act 1976 (as amended), on 19th December 2024 the applicant notified the CRU in writing of its intention to make an application for the CRU's consent under section 39A(1) in relation to the construction of the pipeline. The CRU responded on 28th February 2025 (CRF Ref.: D/23/5373) to confirm that it is satisfied that the applicant demonstrated a bona fide intention to make an application for consent to construct the above pipeline.

The applicant, on submission, issues digital copies of this Environmental Impact Assessment Report to the specified bodies listed below,

- Local Authority - Fingal County Council;
- Commissioners of Public Works in Ireland;
- An Taisce;
- Minister for Environment, Climate and Communications;
- Minister for Agriculture, Food and the Marine;
- Minister for Housing, Local Government and Heritage;
- Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media;

- Minister for Transport;
- Health and Safety Authority;
- Environmental Pillar;
- Heritage Council;
- Teagasc;
- Inland Fisheries Ireland;
- Waterways Ireland; and
- Fáilte Ireland.

The notification / consultation to these specified bodies informs them that they can make submissions and observations to the Commission of the Regulation of Utilities within the period specified.

1.5.2.3 Environmental Impact Assessment Report

An EIAR is prepared as part of the EIA process. Typically the EIAR includes a baseline assessment to determine the status of the existing environment; impact prediction and evaluation to determine the significance of effects identified (this can include cumulative effects); determination of mitigation and monitoring measures to reduce the impacts identified; and a residual impact assessment once any mitigation and monitoring measures have been implemented.

An EIAR is defined by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (Statutory Instrument (S.I.) No. 296 of 2018) (EU, 2018):

“A report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive”.

The EIAR consists of a systematic analysis and assessment of the potential effects of the entire proposed project on the receiving environment. The intended purpose of the EIAR is to:

- Identify the baseline environmental context of the proposed development;
- inform the consenting authority, other regulatory bodies and the public of the possible environmental effects and impacts associated with implementation of the proposed development;
- Determine whether the identified impacts could be significant; and
- Propose preventative or mitigation measures for potential impacts, as required, where feasible.

1.5.2.4 General Approach to Assessment

In preparing the EIAR, the following regulations and guidelines were considered:

- The requirements of EC Directives and Irish Regulations regarding Environmental Impact Assessment;
- Environmental Protection Agency (EPA) publication ‘Guidelines on Information to be contained in environmental impact assessment reports’, (EPA, 2022);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of the Environment, Community and Local Government [DoECLG], 2013); and
- In addition, specialist disciplines have had regard to other relevant guidelines, as noted in the specific chapters of the EIAR.

For each technical EIAR chapter, the classification and significance of effects is generally evaluated in accordance with the EIA Directive and the methodology outlined in the EPA’s guidelines.

Where more relevant and specific standards and methodologies exist, they are adopted and outlined in the respective methodology sections within each technical chapter (for example, specific criteria and assessment terminology used to assess air quality impacts). The EIAR is based on the data gathered during the assessment

process. It applies accepted methodologies in determining if effects will be significant and recommends mitigation measures to avoid or reduce impacts where possible.

Each of the chapters contains a description of the existing environment, an assessment of the likelihood and extent of any potential environmental impacts and proposes mitigation measures, where necessary.

1.5.2.5 Assessment of Impacts

The potential impacts of the Proposed Development and associated effects on a sensitive receptor/existing environment are determined. This is undertaken by assessing the character of effect (including magnitude, duration probability and quality) in comparison to baseline conditions using the relevant terminology outlined in the EPA’s guidelines (EPA, 2022) (Table 1-2).

The assessment of impacts takes into account any embedded mitigation measures that forms an inherent part of the Proposed Development (and as included in the **EIAR Chapter 02 Description of the Proposed Development**). For this assessment, ‘embedded mitigation measures’ are those that have been incorporated into the design of the development and any ‘additional mitigation’ are those preventing, reducing and offsetting any remaining significant adverse effects.

Where it has not been possible to quantify effects, qualitative assessments are carried out, based on expert opinion and professional judgement. Where uncertainty exists, this is noted in the relevant EIAR chapter. Overall, a character of effect of High, Medium, Low or Negligible is then assigned to the impact being assessed.

The matrix (Table 1-2) adapted from the EPA’s guidelines is then used to classify the significance of effect being assessed. This considers the overall character of effect with the sensitivity of the receptor/existing environment.

Table 1-2: Impact Assessment Criteria

	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment.
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative /adverse	A change which reduces the quality of the environment.
Significance of Effects	Imperceptible	An effect capable of measurement but without significant consequence.
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant	An effect which, by its character, magnitude duration or intensity alters a sensitive aspect of the environment.
	Very Significant	An effect which, by its character, magnitude duration or intensity alters most of a sensitive aspect of the environment.
Duration of Effect	Profound	An impact which obliterates sensitive characteristics.
	Momentary	Effects lasting from seconds to minutes.
	Brief	Effects lasting less than a day.

	Term	Description
	Temporary	Effects lasting less than a year.
	Short-term	Effects lasting one to seven years.
	Medium-term	Effects lasting seven to fifteen years.
	Long-term	Effects lasting fifteen to sixty years.
	Permanent	Effects lasting over sixty years.
	Reversible	Effects than can be undone e.g. through remediation or restoration.
	Frequency	How often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).
Types of Effects	Indirect	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create a larger, more significant effect.
	'Do Nothing'	The environment as it would be in the future should the subject project not be carried out.
	'Worst case'	The effects arising from a project in the case where mitigation measures substantially fail.
	Indeterminable	When the full consequences of a change in the environment cannot be described.
	Irreversible	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic	Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SOx and NOx to produce smog).

1.6 Scoping for Potential Cumulative Effects with other Existing and/or Approved Developments

The requirement to consider cumulative effects is outline in EU and national legislation. The EU Directive on the assessment of effects of certain public and private projects on the environment (EIA Directive) (2011/92/EU as amended by Directive 2014/52/EU) states:

'the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources',

and,

'The description of the likely significant effects on the factors specified in Article 3(1) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project.'

A desk study was undertaken to identify other existing, proposed and approved projects with which significant cumulative effects could plausibly occur with the proposed Newtown Transmission Gas Pipeline and associated above ground infrastructure development. Publicly available information on existing developments and land uses,

and/or approved developments (collated from planning applications and relevant development plans) where considered for each of the environmental topics included in the EIAR, to identify whether there was any potential for cumulative/in combination effects with the proposed development. The key criteria for this scoping exercise included consideration of the types of potential impacts associated with the proposed development, common resources affected, receptors impacted, project timeframes (where available) and scale of development.

As outlined in **Section 1.1**, the most relevant developments/projects relate to those for the Kilshane energy facility namely:

- FW22A/0204 Kilshane Energy Facility – for the construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts (approved by An Coimisiún Pleanála); and
- ABP-314894-22 Kilshane Energy Ltd - provision of a 220 kV Gas Insulated Switchgear (GIS) substation, associated Air Insulated Switchgear (AIS) compound, and an underground 220 kV transmission line connection from the proposed GIS substation to the existing Cruiserath 220 kV GIS substation.

In October 2025, Kilshane Energy Ltd submitted a planning application to An Coimisiún Pleanála (ACP Ref: 323812) seeking amendments to the previously approved development (ABP-314894-22). The proposed amendments involve relocating the permitted GIS Substation Compound approximately 10 metres north and 3 metres west and reducing its footprint from 2,565 m² to 1,767 m². To facilitate this change, the permitted 220 kV underground transmission line will be slightly realigned, and two previously permitted car parking spaces will be removed. All other components of the original project remain unchanged, with only the GIS Compound undergoing modifications.

As this amendment application is currently under consideration and has not yet been approved, it has not been added to **Table 1-3**. However, the cumulative assessments presented in **EIAR Chapters 04–15** have examined the supporting documentation for both the permitted development and the proposed amendments. The review confirms that the proposed changes are minor in nature and do not give rise to any material difference in the environmental effects previously identified. Both applications have been fully considered, and the conclusions of this EIAR remain valid in either case.

Table 1-3 Directly Associated Developments

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
FW22A/0204	Kilshane Energy Ltd	The construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts including: <ul style="list-style-type: none"> • The demolition of a detached residential dwelling (c. 142 m² GFA) and associated farm buildings. • 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. 	Grant Permission	2023-06-23 (Fingal County Council) 2024-05-16 (ABP)

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		<ul style="list-style-type: none"> 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. Provision of 26 no. car parking spaces; security lighting, CCTV, 20 no. sheltered bicycle parking spaces; 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; new on-site foul sewer pumping; underground surface water attenuation areas. All associated site development and excavation works, above and below ground, necessary to facilitate the development 		
ABP-314894-22 SID/03/22	Kilshane Energy Ltd.	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 connection 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.	Grant Permission	2022-10-12

A review of planning applications in proximity to the proposed development site was undertaken using the An Coimisiún Pleanála (ACP) and Fingal County Council (FCC) online planning search tools (November 2025). The review covered the five-year period preceding the assessment date and was completed to determine whether any permitted or proposed developments had the potential to give rise to cumulative effects in combination with the proposed development.

Table 1-4 below identifies the projects considered as part of the cumulative impact appraisal for each environmental topic assessed within the EIAR.

Table 1-4: Other Existing/Approved Developments Considered in the EIAR

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
FW25A/0367E	SDC Piperstown II Limited	Planning permission is sought for: <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. 	Grant Permission	2025-10-22

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		<ul style="list-style-type: none"> 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. 		
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	2025-04-23
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	2024-08-22
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	2025-01-29
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	2025-07-09
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 	Grant Permission	2025-08-08

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		<p>external area as a standalone structure (c. 49.7 sqm);</p> <p>(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;</p> <p>(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. pedestrian crossings along with 2 no. access gates and fencing (c. 2.4 m) for the permitted fire tender access route;</p> <p>(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,</p> <p>(ix) All other ancillary associated works.</p>		
FW24A/0400E	Energia Renewables Development Limited	<p>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.</p> <p>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.</p> <p>AI Rcvd 30/04/2025</p>	Grant permission	2025-07-01
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:</p> <p>(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</p>	Grant permission	2025-04-08

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		<p>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>		
FW24A/0372E	Roadstone Limited	<p>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).</p> <p>AI Rcvd 20/1/2025</p>	Grant permission	2025-03-25
FW24A/0041	Re: Cycle Reverse Logistics Ireland Limited	<p>The proposed development comprises a change of use of Units 633 and 634. The change of use proposed comprises the addition of the following use to the already permitted use within the subject units: The acceptance and processing of up to 5,000 tonnes per annum of waste electrical and electronic equipment (WEEE). The proposed development does not envisage any further development works.</p>	Grant permission	2024-04-29
FW24A/0010	Earlsland Corporation Unlimited Company	<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. The proposal includes vehicular access off Kilshane View (for staff/ visitors and service vehicles) to the north of the site; 18 no. car parking spaces, 10 no. cycle parking spaces, and 2 no. motorcycle spaces; 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	2024-06-17
FW23A/0269	Sprint Coatings Ltd	<p>Permission for extension (594 m²) to northeast of existing industrial unit, extension to existing car parking area and relocation of existing vehicular access.</p>	Grant permission	2023-12-11

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
FW22A/0286	Amazon Data Services Ireland Ltd.	The development consists of: a new first floor level within the existing building, 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/0014	Hantise Limited	The proposed development consists of the construction of 1 no. warehouse/ logistics unit (proposed Unit 735), including ancillary office floorspace; three vehicular access points (for staff/ visitors and service vehicles) off the existing road network serving the Business Park; 51 no. car parking spaces and 20 no. cycle spaces; signage zone for the unit, PV panels at roof level, HGV service yard areas, landscaping, pedestrian and cycle infrastructure, boundary treatments, entrance gates, lighting, foul and surface water drainage, site clearance and all associated site works.	Grant permission	2023-05-17
FW23A/0126	Schenker (Ireland) Limited	Alterations to three access points to the existing site from Kilshane Avenue, including new fencing and gates; Additional fencing within the site; provision of 11 security poles to accommodate CCTV and other security measures; New sustainable transport measures including staff bus stop; 64 cycle spaces, 5 motorbike, scooter parking and the provision of EV charging points to 12 existing spaces. Minor elevational changes to the existing building	Grant permission	2023-05-05
FW25A/0119E	Schenker (Ireland) Limited	The development will consist of : Amendment to permission granted under Reg. Ref.: FW23A/0126 for minor alterations to the location of the bus stop located on Kilshane Avenue to the north of the site. The bus stop is relocated to sit off Kilshane Avenue.	Grant permission	2025-06-24
FW22A/0318	DHL Supply Chain Ireland Ltd	Minor amendments to unit 1 of the existing permission ref fw20a/0126	Grant permission	2023-03-20
FW23A/0052	IPUT PLC	Proposed amendments consisting of the provision of new entrance and wayfinding signage Retention permission for the following modifications: a multi-use games area with an outdoor gym area 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	Grant permission & grant retention	2023-03-09

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		entrance; elevational changes and modifications to the roof design		
FW23A/0045	Rhenus Logistics Limited	The proposed development will comprise of the following development / works:- Change of use of 528 sq.m of warehouse / logistics floor space to provide for ancillary office floorspace and welfare facilities; - Provision of a second floor level to provide an additional ancillary office floorspace and welfare facilities, and an associated office roof plant area; - Extension of the existing stair core 1 by one floor level; - Alterations to the building elevations, and provision of additional windows, additional staff access door; Additional vents.	Grant permission	2023-03-03
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.	Grant Permission	2022-10-21
FW22A/0206	I PUT PLC	Permission for development and retention permission. The proposed amendments will principally consist of modifications to permitted Warehouse Unit No. 1: Revisions to the marshalling office and ancillary office layouts. Retention permission is for modifications to permitted Warehouse Unit No.1: Revised ESB substation/switch room location and the addition of a transformer room; provision of an acoustic soil berm and acoustic timber fencing in lieu of permitted 4 metre high acoustic gabion wall.	Grant Permission & Grant Retention	2022-09-15
FW22A/0199	I PUT PLC	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 marshalling office and corresponding increase to the warehouse area; modification of the roof design, 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; revisions to HGV entrance/exit layout; provision of yard extension to the south; increase in electric charging spaces	Grant Permission	2022-09-05

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		from 2 No. to 6 No.; addition of a cycle path and amendments to pathways and landscaping; the addition of covered bike spaces and increase from 10 No. spaces to 11 No. spaces; revised fire tender layout; addition of a sprinkler tank and pump house ; revised Variable Refrigerant Flow Heat Pump compound location and layout; repositioning of the ESB substation and addition of a maintenance room; 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	I PUT PLC	Development and retention permission for development. The proposed amendments will principally consist of the following modifications to permitted Warehouse Unit No. 3: Modifications to the HGV entrance; 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. Retention permission is sought for modifications to permitted Warehouse Unit No. 3.	Grant Permission & Grant Retention	2022-08-31
FW22A/0108	I PUT PLC	Proposed modifications to permitted Warehouse Unit No. 2: The change of use of ancillary office space to storage space; the addition of an internal loading platform; revised ground floor layout; revised Photovoltaic Panels (PV) arrangement; provision of elevational signs; revised parking layout; modifications to HGV yard layout; 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; 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.	Grant Permission	2022-05-27

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
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	Permission for i) change of use of Unit 634 from 'warehouse/logistics use', 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 and the associated development/works required to facilitate the proposed change of use. ii) Development/works within the curtilage of Unit 633 including: 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.	Grant Permission	2021-05-14
FW20A/0126	IPUT	Provision of 4 No. warehouses with marshalling offices, ancillary office space, staff facilities and associated development. 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. 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.	Grant Permission	2021-02-09
FW20A/0149	Hantise Limited	The proposed development consists of the construction of 1 no. warehouse / logistics / light industrial unit including ancillary office floorspace over two levels; two vehicular access points (staff / visitors and service) off the existing road network serving the Business Park; 61 no. car parking spaces and 20 no. cycle parking spaces; 1 no. ESB substation signage zones, PV panels at roof level, HGV service yard areas, landscaping, boundary treatments, entrance gates, lighting, and all associated site works including underground foul	Grant Permission	2020-12-18

Application No.	Applicant	Proposed Development Overview	Decision	Grant Date
		and storm water drainage network and attenuation areas.		
FW20A/0176	Kirkby Tyres Limited	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 for storage purposes only. Two new internal access stairs and all associated works. The removal of the existing signage and replacement with new non illuminated corporate signage, provision of new additional signage.	Grant Permission	2020-10-15

Cumulative effects arising from the proposed development and the developments listed in **Table 1-3** and **Table 1-4** are assessed, where relevant, within the corresponding specialist chapters of the EIAR (**Chapters 4–15**).

As outlined in **Table 1-4** above, one of the neighbouring properties is proposed for demolition under planning reference FW25A/0367E. However, for the purposes of this EIAR, the property has been retained as a receptor within the relevant assessments on a precautionary basis, recognising the uncertainty associated with the future use of the site and the potential that the property may be retained.

1.7 Project Team

Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants are the Environmental Consultants to the Applicant for the Proposed Development. Fingleton White are providing the engineering services for the project. The study team is a combination of in-house specialists and sub-consultants. The project team is presented in **Table 1-5**.

Table 1-5: Expertise of EIAR Team

EIAR Chapter/Role	Consultant	Qualification	Competencies
Project Manager	Olivia Holmes (MWP)	BSc MSc, CEng MIEI, MCIWEM, C.WEM	Olivia Holmes has over twenty years’ experience in Environmental Engineering focussing primarily on Environmental Impact Assessment (EIA), Appropriate Assessment (AA) and planning. She has led the preparation of a number of large-scale multi-disciplinary EIA projects and planning and other consent applications.
	Sally Kelly (MWP)	BSc MSc PIEMA	Sally has over 20 years experience in geo-environmental consultancy during which she has managed a wide range of multidisciplinary environmental projects.. Sally has led the co-ordination and preparation of EIAR projects, prepared and peer reviewed environmental reports , and authored specialist chapters for a variety of project types including wind energy, solar farms and commercial developments.
Reviewer	Caitriona Fox (MWP)	BA, MSc	Caitriona is a Senior Environmental Consultant with 20 years environmental consultancy experience. She is an environmental impact assessment practitioner and has taken on the role of EIA Project Manager for a variety of large-scale EIA projects including wind farms such as Knockranny/Cnoc Raithní Wind Farm and Leanamore Wind Farm. She has extensive experience in the management and compilation of environmental reports and has authored numerous specialist reports including: air and climate impact assessments, human beings impact assessment landscape impacts assessment, and material assets assessment for project EIAs.
	Olivia Holmes (MWP)	BSc MSc, CEng MIEI, MCIWEM, C.WEM	See above for Olivia’s professional competencies.
01 Introduction	Valerie Heffernan (MWP)	B.Sc., M.Sc.	Valerie Heffernan is an Environmental Scientist with MWP. She holds a B.Sc., M.Sc. in Environmental Science and has worked as an environmental professional since graduating in 2015. She has considerable experience in wind and solar development and has had input in a variety of projects.
02 Description of the Proposed Development	Olivia Holmes (MWP)	BSc MSc, CEng MIEI, MCIWEM, C.WEM	See above for Olivia’s professional competencies.
	Valerie Heffernan (MWP)	B.Sc., M.Sc.	See above for Valerie’s professional competencies.

EIAR Chapter/Role	Consultant	Qualification	Competencies
03 Alternatives	Olivia Holmes (MWP)	BSc MSc, CEng MIEI, MCIWEM, C.WEM	See above for Olivia’s professional competencies.
	Leanne Leonard (MWP)	BSc MEnvSc	Leanne is an Environmental Consultant with six years of experience in environmental consultancy. She has contributed to a range of major infrastructure and development projects, specialising in the preparation of Environmental Impact Assessment Reports and other key documentation for renewable energy, transport and wastewater infrastructure projects. Leanne has delivered environmental services across several disciplines, including waste management, noise, flood risk, drainage and contaminated land.
04 Population and Human Health	Valerie Heffernan (MWP)	B.Sc., M.Sc.	See above for Valerie’s professional competencies.
05 Biodiversity	Hazel Dalton (MWP)	BBUS, BSc Ecologist	Hazel is an Ecologist with MWP and has completed numerous reports informing Stage 1 and Stage 2 Appropriate Assessments and Ecological Impact Assessments (EclA). She has experience with general ecological report writing and has authored several ornithological reports for large scale projects. Hazel has experience in standard field survey methodologies including, in particular, those for birds and bats, having been involved in field surveys for several large-scale projects. She is also experienced in mammal and invertebrate surveying, freshwater ecology and habitat mapping.
	Orla van der Noll (MWP)	BSc, MSc, CIEEM Qualifying member	Orla van der Noll is an Ecologist at MWP since September 2022 and has been working in the Ecology sector since March 2021 where she has completed numerous ecological reports for a range of projects across Ireland. In 2020 she qualified with a first-class honours Master’s degree in Marine Biology from Bangor University, Wales, and a Bachelors (Hons) degree in Ecology and Environmental Biology from University College Cork in 2018.
06 Water	Kate Cain (MWP)	BSc in Envir. Management	Kate is an Environmental Scientist with MWP and has 15 years’ experience. She holds an BSc in Environmental Management. Kate has authored Environmental Impact Assessment Reports, Detailed Site Assessments, Environmental Reports and Construction and Environmental Management Plans for a wide range of projects. She has a strong background in hydrology and has undertaken water chapters and Water Framework Directive assessments for a wide range of projects.
	Leanne Leonard (MWP)	BSc, MEnvSc	See above for Leanne’s professional competencies.
07 Lands & Soils	Roman Puotkalis (MWP)	BSc (Hons), MSc, MIEMA	Roman is an Environmental Consultant with MWP and has 5 years’ experience. Roman has prepared Environmental Impact Assessment Reports and Appropriate Assessment Reports for a range of infrastructure projects including pharmaceutical developments, wind farms and grid connections. He has a strong background in Contaminated Land Assessments and Hydrogeology including Site Investigations as well a wide range of other field work and reporting experience.

EIAR Chapter/Role	Consultant	Qualification	Competencies
	Leanne Leonard (MWP)	BSc, MEnvSc	See above for Leanne’s professional competencies.
08 Air Quality	Kieran Barry (MWP)	BEng, PgDip Environmental Scientist	Kieran is a Chartered Environmentalist and holds a Degree in Civil and Structural Engineering as well as a Post Graduate Diploma in Environmental Protection. Kieran is an experienced environmental consultant with 9 years’ experience working on environmental projects. Kieran works on a variety of infrastructure projects conducting environmental assessments and supporting the delivery of a number of environmental deliverables including Environmental Impact Assessment (EIA) Screening Reports, feasibility and constraints studies, route option assessments and Environmental Impact Assessment Reports (EIAR), including Climate EIAR Chapters.
09 Climate	Kieran Barry (MWP)	BEng, PgDip Environmental Scientist	See above for Kieran’s professional competencies.
10 Noise and Vibration	Kieran Barry (MWP)	BEng, PgDip Environmental Scientist	Kieran is an experienced Environmental Scientist. Kieran works on a variety of infrastructure projects conducting environmental assessments and supporting the delivery of a number of environmental deliverables including Environmental Impact Assessment (EIA) Screening Reports, feasibility and constraints studies, route option assessments and Environmental Impact Assessment Reports (EIAR). He has experience in the measurement, prediction, assessment and control of environmental noise. Kieran has completed the Institute of Acoustics (IOA) Certificate of Competence in Environmental Noise Measurement course and is currently undertaking the Institute of Acoustics’ Diploma in Acoustics and Noise Control.
11 Archaeological, Architectural and Cultural Heritage	Donald Murphy & Magda Lyne (Archaeological Consultancy Services Unit)	Donald Murphy (BA(Hons), MA, MIAI) Magda Lyne (MA, MIAI)	Donald is the founder and Managing Director of Archaeological Consultancy Services Unit Ltd and he has over 30 years of experience as an archaeological consultant. Donald has completed EIARs for a variety of projects across Ireland and has managed the archaeological work in advance of several large infrastructural schemes, such as the M3 and M4 motorways. Magda is an Archaeologist with over 15 years of experience. Her primary focus includes preparing Archaeological and Cultural Heritage Chapters for EIARs, Archaeological Impact Assessments (AIA), and Cultural Heritage Impact Assessments (CHIA). She has completed EIARs for numerous projects across Ireland, including housing, pharmaceutical plants, wastewater facilities, and public realm projects.
	Kate Cain (MWP) Leanne Leonard (MWP)	BSc in Envir. Management BSc, MEnvSc	Kate is an Environmental Scientist with MWP and has 15 years’ experience. She holds an BSc in Environmental Management. Kate has authored Environmental Impact Assessment Reports, Detailed Site Assessments, Environmental Reports including landscape assessment for smaller scale developments. See above for Leanne’s professional competencies.

EIAR Chapter/Role	Consultant	Qualification	Competencies
13 Traffic and Transportation	Seamus Quigley (MWP)	BE, CEng, MIEI, CIHT	Seamus has extensive experience over 25 years in Transport planning and traffic engineering projects including traffic impact assessments for EIARs, traffic management studies, Feasibility Studies and Road Safety Audits.
14 Material Assets – Waste Management	Roman Puotkalis (MWP)	BSc (Hons), MSc, MIEMA	See above for Roman’s professional competencies.
	Kieran Barry (MWP)	BEng, PgDip	See above for Kieran’s professional competencies.
15 Material Assets- Utilities	Roman Puotkalis (MWP)	BSc (Hons), MSc, MIEMA	See above for Roman’s professional competencies.
	Kieran Barry (MWP)	BEng, PgDip	See above for Kieran’s professional competencies.

1.8 Difficulties Encountered

There were no difficulties encountered in the preparation of this EIAR. As is standard practice, best available predictive modelling techniques were used where relevant to inform the assessment.

1.9 Note on Drawings and Graphics

The 1:50,000 and 1:25,000 mapping that was used to generate many of the figures in the EIAR are the copyright of Ordnance Survey Ireland (OSI licence number EN0015720).

1.10 References

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