

Environmental Impact Statement

Proposed Data Centre and
Substation Infrastructure
Development, Clonee, Co. Meath

Volume 1 – Proposed Data Centre
Development Non-Technical
Summary

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NON-TECHNICAL SUMMARY

This is a summary in non-technical language of the Environmental Impact Statement (EIS). It is presented under the same chapter headings as the main EIS.

Introduction

Runways Information Services Limited (a wholly owned subsidiary of Facebook Inc.) is proposing to develop three single-storey data centres in two phases (see details below), to be powered by a 220kV substation, on a 95 hectare (Ha) greenfield site in the townlands of Gunnocks, Portan and Clonee, County Meath (the site). See Figure NTS 1.1 and NTS 1.2 for site location.

For the purposes of planning, the 220kV substation and connection to the grid that form an integral part of the project has been deemed by An Bord Pleanála to be Strategic Infrastructure Development (SID). The SID application will be submitted directly to the Bord for its determination. On the other hand, the bulk of the proposal for the proposed data centre development will be the subject of a separate planning application to Meath County Council.

The proposed substation is contained entirely within the wider data centre application site. As such the EIS will address environmental issues pertaining to both the substation and proposed data centre development applications (collectively called the "Project").

A separate Non-Technical Summary has been prepared for the proposed substation development.

The proposed development will include the construction of three data centres and support buildings covering an area of approximately 85 Ha (including internal roads and landscaping areas). Phase 1 will comprise two of the data centres, which will be located in the central portion of the site and will consist of single-storey buildings. The two data centre buildings (EU2.1 and EU2.2) will contain eight data halls with associated mechanical and electrical spaces and external emergency back-up generators. A single-storey administration building will be located between the two data centres and will contain office, shipping/receiving and operational spaces.

Phase 2 of the proposed data centre development will include a future single storey building (EU2.3 data centre) in northern portion of the site (pending demands required to support business needs), which will consist of four data halls with associated mechanical and electrical spaces, external emergency back-up generators, and an integrated administration area.

The data centre buildings will include roof top mechanical equipment and measure up to 8.6 m to the roof eaves, with a parapet wall up to 9.1 m and roof mounted plant screen wall around roof mechanical equipment up to 15.9 m.

Site infrastructure will include access roads, car parking, internal roads, car parking, entrance security hut, landscaping and a 220kV substation (subject of the separate but related SID application to An Bord Pleanála).

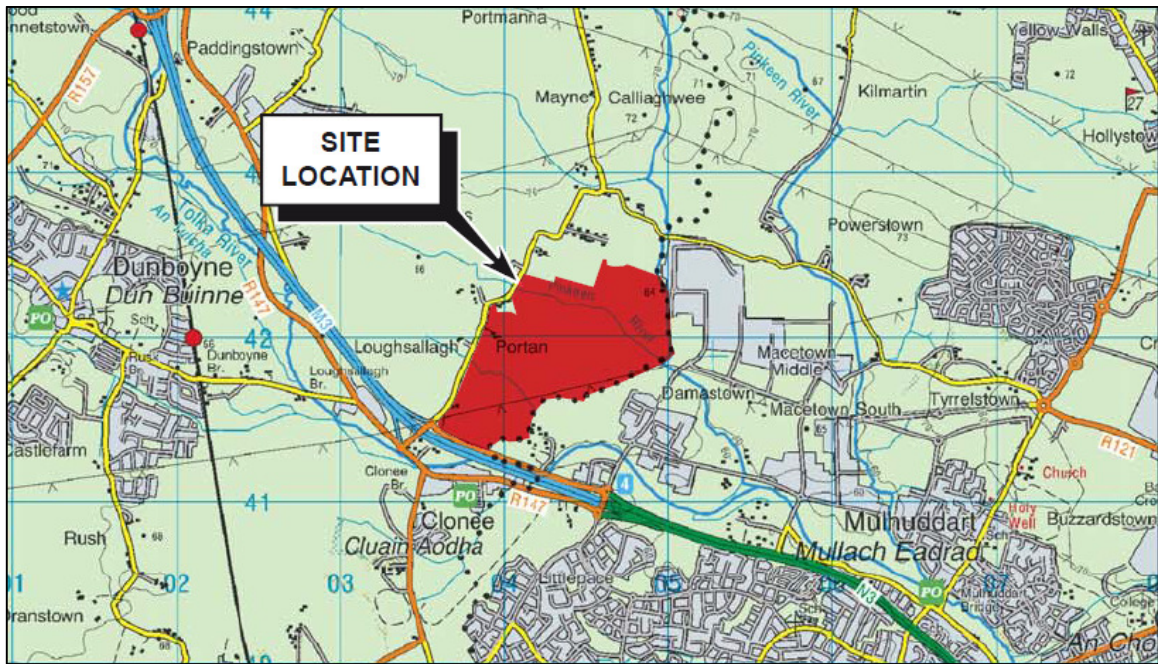


Figure NTS 1.1 Site Location Map

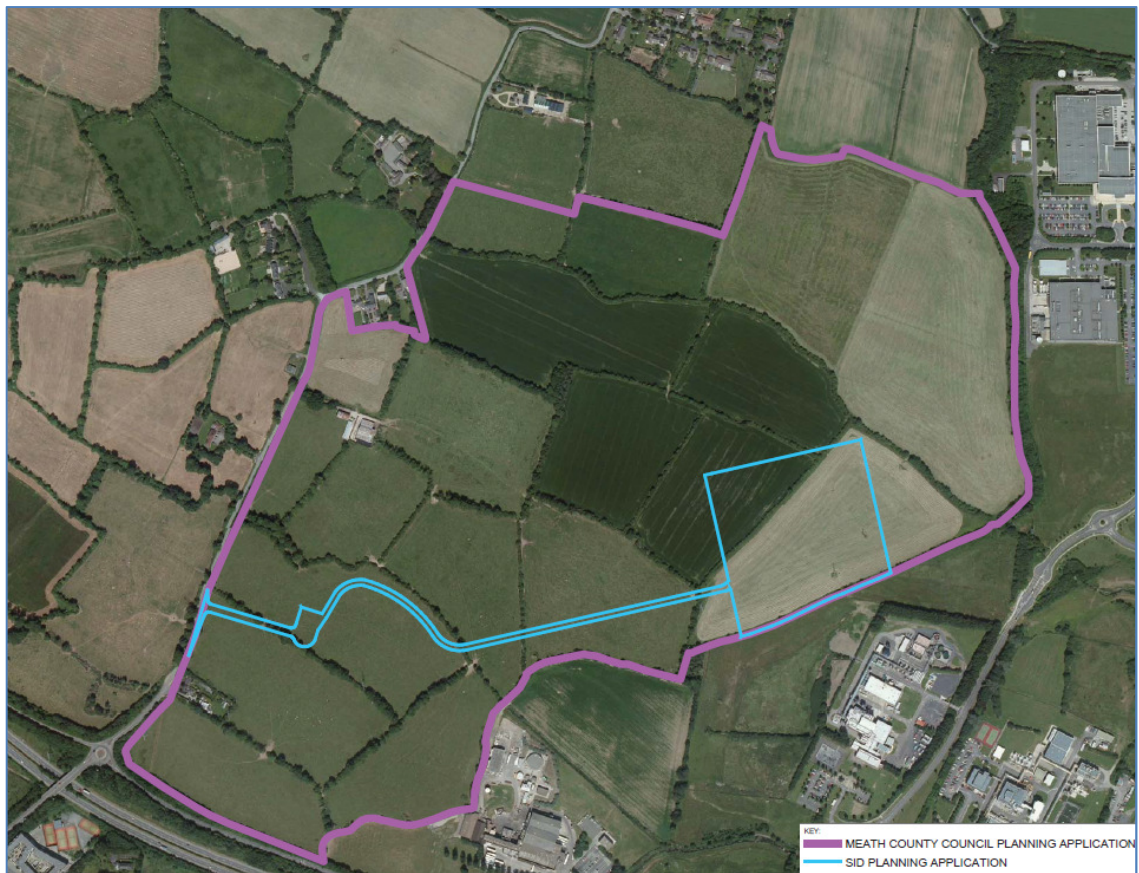


Figure NTS 1.2 Planning Application Boundaries

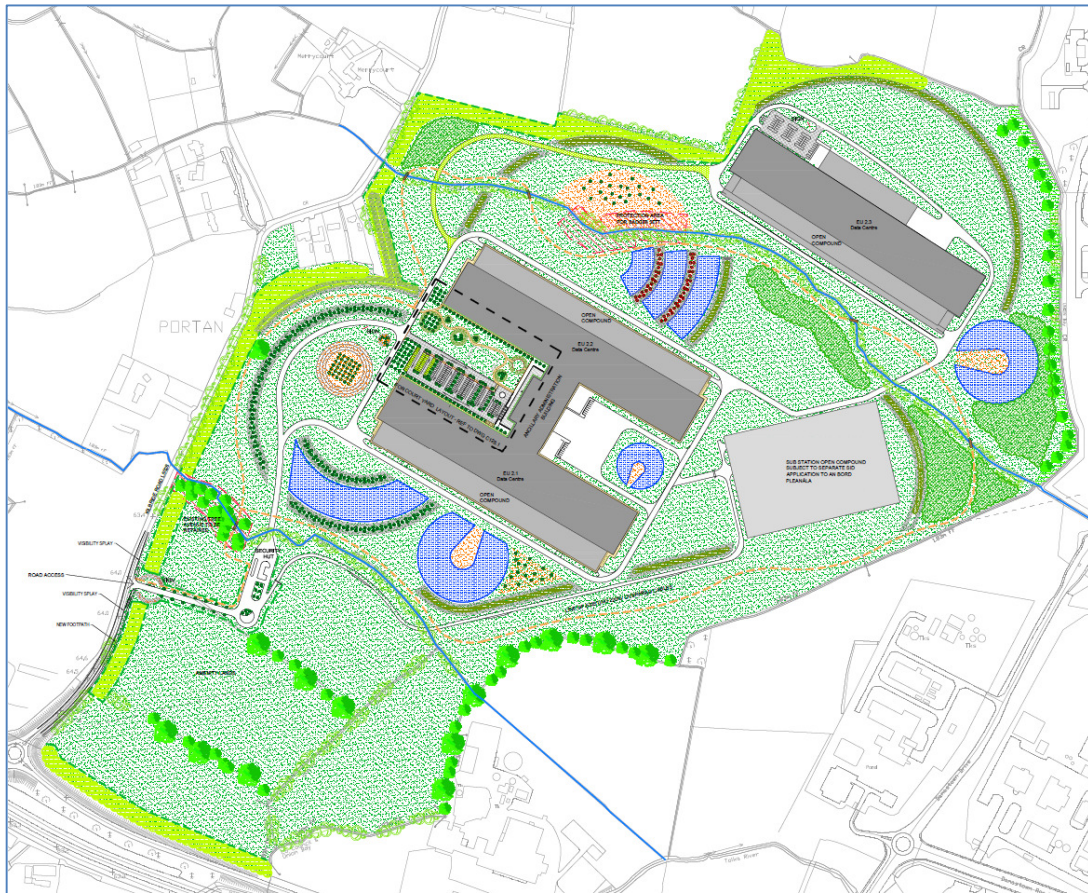


Figure NTS 1.3 Proposed Site layout

The development of this data centre facility will provide the servers needed to store the data, deliver this content when requested, and allow quick and efficient communication between customers. As the applicant's business grows, so too does the volume of data stored on-line or via the "the cloud" and this data centre will meet the present and future storage needs of Facebook Inc. whose function will be to safely store electronic information in support of 1.4 billion users worldwide.

The proposed site is within Meath County Council's (MCC's) jurisdiction on land which is zoned as 'E2 (General Industry and Employment Category 1) and zone E3 (Warehousing and Distribution)' within the Dunboyne Clonee Pace Local Area Plan 2009-2015 and amended by Variation No. 2 to the Meath County Development Plan.

The site is surrounded by a mixture of agricultural land, industrial land and rural housing. To the north there is predominantly agricultural land with some residential properties present. To the south is Clonee village. To the east there are a number of industrial properties including pharmaceutical, meat processing and technology facilities. To the west there is predominantly agricultural land with a small residential development (five properties) located adjacent to the western site boundary.

Minor and regional public roads are found surrounding the area, with scattered dwellings located on the minor road. The M3 motorway is located beyond the regional to the south of

the site. The nearest residential dwellings are located adjacent to the west boundary of the site.

The construction and commissioning programme duration for Phase 1 will be 24 months (EU2.1, EU2.2 and the administration building). The construction of the third building (EU2.3) is planned for 2018, pending demands required to support the business needs, with a typical build duration of 18 months. It is anticipated that the EU2.1 will be in operation in 2017; however this is subject to planning permission timelines.

The preparation of an EIS for the proposed data centre development is a statutory requirement as it is listed as a Part 2 activity in the Schedule 5 of the Planning and Development Regulations (S.I. 600 of 2001). Therefore, this EIS has been prepared to identify the potential environmental impacts arising from both the construction and operational phases of the proposed data centre development. It also outlines a number of mitigation measures to reduce potential environmental impacts identified. This EIS has been prepared in accordance with the requirements of EC Directives and Irish Regulations regarding Environmental Impact Assessment (EIA) and the "Guidelines on the Information to be contained in Environmental Impact Statements" (EPA, 2002) and the "Advice Notes on Current Practice in the Preparation of Environmental Impact Statements" (EPA, 2003).

MCC and the Environmental Protection Agency (EPA) were consulted prior to the commencement of the EIS in relation to the scope of the EIS. The proposed data centre development will not require an Integrated Pollution Control (IPC) or an Industrial Emissions (IE) Licence. The proposed data centre development is not a Seveso site. A Greenhouse Gas Permit will be required for the proposed facility and will be applied for by the applicant to the EPA.

Description of the Proposed Development

The aim of the proposed data centre development is to deliver a state of the art data centre facility to serve the business requirements of the applicant. This will be located on a 95 hectare greenfield site in the townlands of Gunnocks, Portan and Clonee, County Meath. The project includes three data centres and support buildings to enhance the owner's digital capacity within the European market.

The applicant will utilise the proposed data centre development to house, maintain and disseminate large quantities of data known as 'the cloud' in the delivery of its business operations.

The proposed data centre development will consist of three single-storey data centre buildings with plant at roof level, ground-level emergency generators and one administration building. Phase 1 will comprise two of the data centres, known as EU2.1 and EU2.2, which will contain data halls in two wings (eight data halls - four per building) located in the central portion of site. Between each of these data centres will be a centralised single-story administration building. The third data centre, Phase 2, a stand-alone building known as EU2.3 located in the northern portion of the site, will comprise four data halls and an integral administration area attached to the data centre. EU2.3 will be constructed at a future date pending demands required to support the business needs of the applicant.

Site infrastructure will include access roads, internal roads, car parking, entrance security hut, landscaping and a 220kV substation (subject of the separate SID application to An Bord Pleanála).

The highest point of any building in the proposed data centre development will be at 15.9m above ground, with lightning masts in the substation compound at 30m tall.

Power will be derived from the existing 220kV line on site through the proposed substation.

The construction phase of the proposed data centre development will last for some 24 months starting in August 2015 subject to planning permission. Average construction staffing is expected to be at 300-400 persons with a peak at approximately 900 persons.

The site will be served by a storm water drainage system designed to SUDs requirements. The rate of runoff from the proposed data centre development site will be limited as stipulated in criterion 4 of the Sustainable Drainage Guidance for Ireland.

A foul drainage system will be constructed on the site which will be connected via pumping station to the existing 9C sewer to the south of the site on the R147 regional road (formerly the R156).

In the operational stage it is anticipated that there will be approximately 115 staff on the site within various functional requirements of the applicant. This includes ancillary security staff numbering approximately 35 persons operating on a 24 hour a day basis.

Planning and Development Context

Clonee is a village in County Meath that is located on the outskirts of Dublin near Dunboyne town. Both Clonee and Dunboyne are situated on the M3 transport corridor that connects the Capital City with Navan, Cavan and Donegal.

Under the Regional Planning Guidelines for the Greater Dublin Area both Clonee and Dunboyne are located within the Dublin Metropolitan Area, wherein Dunboyne is recognised as a Large Growth Town II that is "*located strategically on the edge of the Gateway Core in an area with a high FDI presence.*"

Together with the area of the Pace Interchange north of Dunboyne, Clonee and Dunboyne are recognised by in the Meath County Development Plan 2013 – 2019 as a grouped settlement entity on this multimodal transport corridor radiating from Dublin City. As such, they are worthy of the preparation of their own Local Area Plan, known as the Dunboyne Clonee Pace Local Area Plan 2009 – 2015.

The appeal of this area for investment is increasing due to its close commuting distance to Dublin and because of ongoing improvements to the road and rail network. Accordingly, the County Council has astutely zoned an appreciable amount of land at Portan, Clonee for economic development because of its high accessibility to the M3 and proximity to the existing Damastown Industrial Park. This application for economic investment is submitted in response to this statutory zoning objective of the Council.

Specifically, the site is zoned for general enterprise and employment use, as well as warehousing and distribution. The data centre campus proposed in this planning application fits neatly into these land use classifications.

Ultimately, this proposed data centre development in Clonee will create much needed hi-technology jobs in appropriately zoned land within the Greater Dublin Area. It should be welcomed as a timely investment in this regard.

Alternatives

A critical requirement of the EIA process is the consideration and presentation of various alternatives to the key project design decisions in the context of environmental impact. EIA guidance and legislation requires that consideration of these alternatives should include, where relevant; sites, routes, alignments/layouts, processes and strategies.

To satisfy this requirement the proposal contained in this planning application addressed the following key project decisions:

- Why build this facility;
- Alternative locations;
- Alternative designs/layouts; and
- Alternative processes.

The delivery of this data centre development will provide the servers needed to store the data, deliver this content when requested, and allow quick and efficient communication between customers. As the applicant's business grows, so too does the volume of data stored on-line or via the "the cloud" and this data centre will meet the present and future storage needs of Facebook Inc. whose function will be to safely store electronic information in support of 1.4 billion users worldwide.

At the outset, the applicant conducted a comparative assessment of numerous sites with a view to establishing the most appropriate location for the proposed data centre development. This assessment was appraised at two levels: selection of a candidate country; and selection of preferred site location. Ireland's suitability as a candidate jurisdiction is based on Ireland's temperate climatic (large data storage centres require significantly less cooling compared to those located in hotter climates), and the availability of a highly skilled workforce for development, construction and daily operation of the facility.

Having selected Ireland as the preferred candidate country location, a portfolio of Irish sites in counties Galway, Meath, Kildare and Louth were considered for the proposed data centre development and a subsequent shortlist of two candidate underwent comprehensive assessment. These sites were located in County Meath and County Kildare. The proposed site in Clonee, Co. Meath was selected as the preferred site due to:

- Appropriate land zoning;
- A sufficient site area to meet development goals;
- Environmental considerations;
- Development considerations; and
- Infrastructural considerations - the availability of services such as electricity, water and telecommunications.

The selection of the preferred process was made based on the nature of this facility, the energy requirements of the facility and minimising the environmental impact of infrastructure technology.

The arrangement of the buildings was designed to make best use of the site, to take into consideration environmental constraints, optimise the development's energy efficiency and to allow easy access to the buildings.

Population and Human Health

This chapter describes identified impacts arising from the proposed data centre development likely to affect Human Beings. This study has been carried out in accordance with the requirements of relevant Environmental Impact Assessment (EIA) legislation (i.e. the Planning and Development Acts 2000 – 2014 (and any regulations made thereunder) and the Environmental Impact Assessment Directive 2011/92/EU) and examines issues including social consideration, land use and Health and Safety. Impacts on people from other issues including air quality, noise, vibration, traffic, soil, hydrogeology and landscape are discussed in separate Environmental Impact Statement (EIS) chapters.

The proposed data centre development site is located on lands zoned for general enterprise and employment use, as well as warehousing and distribution, therefore does not involve any changes in land zoning.

According to the most recent Census data the population in the site vicinity has experienced growth above the state average and this highlights the economic role of the area. The employment types of the local population suggest that the area can support a variety of employment, and professional and skilled employees can potentially be drawn from the local area. The proposed construction works are likely to create an increase in demand for temporary accommodation in the vicinity of the proposed data centre development site and the surrounding areas, again benefiting the hospitality sector in the local economy.

While the proposed data centre development is likely to create some additional demand for housing for employees within the local area, it is anticipated that many potential employees may commute using the good existing infrastructure. The proposed data centre development will affect employment in the area creating both direct and indirect employment with a potentially positive impact for local businesses in the area.

With regard to the assessment of other plans and projects with potential for cumulative effects the *Meath County Development Plan 2013-2019*, a planning search of granted and pending planning applications made within the vicinity of the site within the last two years was completed by consulting the Meath County Councils, Fingal County Councils planning website and An Bord Pleanála website. From a socio economic perspective the proposed developments will lead to a significant number of temporary jobs during construction (circa 300-400) and approximately 115 persons during operation which will benefit the local economy substantially. This will have a positive cumulative impact with the employment currently provided by other businesses in the vicinity of the proposed data centre development.

During construction works, mitigation measures to reduce and eliminate employee risks in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013 (S.I. No. 291 of 2013) will be implemented.

During the operation of the proposed data centre development, activities will be conducted in accordance with all statutory regulations (implemented under the Safety, Health and Welfare at Work Acts 2005 – 2014) relating to safety in the work place. A safety management system will be implemented to ensure the safety, health and welfare of employees and any other

persons who may be affected by the operation of the facility. Fire management measures will be implemented and incorporated into building design.

There are likely to be positive impacts on the community from the development including increased employment, economic activity and some additional demand for housing during both the construction and operational phases of the project. Health and safety risks to humans arising from the construction of the development will be reduced and eliminated where practical through the implementation of current health and safety legislation and best practice.

The cumulative impact of the proposed data centre development and the substation development on population and human health has been considered in relation to a number of plans and projects in the vicinity of the development (including existing developments, permitted developments and developments for which planning has been applied, but not yet granted). The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

From a socio economic perspective the proposed developments will lead to a significant number of temporary jobs during construction and approximately 115 persons during operation which will benefit the local economy substantially. This will have a positive cumulative impact with the employment currently provided by other businesses in the vicinity of the proposed development.

Soils, Geology and Hydrogeology

Information relating to regional, local and site conditions was assessed, in particular the geotechnical and environmental site investigation (soil and groundwater sampling programme) works carried out at the site. The soil investigation revealed the ground profile at the site to comprise of topsoil (0.2m-0.3m thickness), till (sandy gravelly clay) at 1.2m-1.9m depth, and bedrock at 6.3m and >13.8m depth (typically fine-grained Limestone). Laboratory results indicated no contamination risk to surrounding surface waters and groundwater or site users, associated with soil and groundwater at the site.

There will be no direct discharges to soil or groundwater during either the construction or operational phases of the development. The potential impacts to the soils, geology and hydrogeology from the proposed data centre development were assessed. During construction potential impacts would include excavation and infilling, accidental spills and leaks, use of concrete and lime during pad foundation construction, surface water runoff. During the full operational stage there will be significant diesel storage (2,160 m³) associated with the emergency back-up generators at the site; however the fuel will be stored locally within each generator in a double skinned 40 m³ tank with a leak detection system.

A number of mitigation measures which will be implemented to ensure that there will be no impacts to the soils, geology and hydrogeology environment during the construction and operational phases of the proposed data centre development.

The cumulative impact of the proposed data centre and substation developments on soil, geology and hydrogeology were considered in relation to a number of proposed, consented developments or those under construction identified adjacent to the site. It is considered that the residual impact of the identified developments on soil, geology and hydrogeology will be negligible provided that standard, best practice is adopted in design and that appropriate mitigation measures are applied. The developments comprising the cumulative scenarios

include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

Taking into account the construction and operational potential impacts, and the specified mitigation measures, no residual impacts are predicted with respect to the soils, geology and hydrogeology of the area.

Water Quality and Hydrology

This section examined how the proposed data centre development will interact with the water environment in particular with natural water bodies, stormwaters, wastewaters and water supplies in the area. Existing published water data and other information regarding natural surface waters, foul sewerage services, stormwater drainage and water supply were reviewed as part of the chapter compilation.

Surface water collected on the site will be discharged via storm attenuation facilities to either the Pace or Portan streams. The rate of runoff from the development site will be limited to levels as stipulated in criterion 4 of the Sustainable Drainage Guidance for Ireland. In order to achieve this, flow control devices will be installed on the outlets from the attenuation ponds or underground tanks.

A Flood Risk Assessment has been undertaken to determine the site flood level and the buildings will be constructed above the flood plain.

Currently there are no foul sewers within the site. The utility provider for acceptance of wastewater is Irish Water. Foul drainage will be collected and discharged to a pumping station in the eastern portion of the site. Irish Water has confirmed that it will accept the wastewater flows from the site, although there is a current hydraulic restriction on the receiving 9C sewer on the R147 road. This will result in the need for the terminal pumping station within the site to have storage volume to store flows in periods of wet weather when the 9C sewer will not be able to receive flows.

Irish Water has confirmed that it currently has a scheme in progress which will upgrade the 9C sewer which is due to be complete in early 2019 and will mean that the hydraulic restriction on the discharge in wet weather will be removed.

Water supply for the site will be provided by Irish Water. The primary water supply will be from a new watermain on the Kilbride Road (L5028). A secondary (emergency) supply will also be taken from the 500mm watermain to the east of the site.

A number of mitigation measures which will be implemented to ensure that there will be no impacts to the water environment during the construction and operational phases of the proposed data centre development.

In terms of cumulative impacts, the impact of the proposed data centre and substation development has been considered in relation a number of consented developments and developments awaiting decision identified in close proximity to the site. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

The cumulative impacts associated with demolition and construction are largely related to the spillage and leakage of oils and fuels and disturbance of contaminated land and foul drainage. Cumulative impacts from the operation of the developments were considered in relation to

increased foul discharge to sewer networks or sewage treatment works from the combined developments. However, due to the proposed mitigation measures, the cumulative impacts from both construction and operation are considered to be of negligible significance.

Taking into account the construction and operational impacts, and the specified mitigation measures, no residual impacts are predicted with respect to water quality and hydrology.

Biodiversity

Ecological survey work was carried out in January and February 2015, with further surveys completed during May 2015. A full suite of ecological surveys were completed, including those for otter, badger, bats, breeding birds, Fossitt Habitat Classification, hedgerow evaluation, amphibian and invasive non-native species. The results of these surveys form the basis of this Ecological Impact Assessment (EclA) for the EIS and evaluated the impact of the proposed data centre development on the ecological receptors found.

The site is currently in agricultural use, the majority of which is improved grassland with some arable fields in the northern section; the individual fields being divided by hedgerows, mature trees and drainage ditches. The site is relatively flat, and is bisected by several small streams including the Portan Stream and Pace Stream which run across the site from west to east and eventually on to the Tolka River.

The lands in which the proposed data centre development is located have no formal designations. Rye Water Valley Special Area of Conservation (SAC) is the closest international designated site, which is located approximately 6 km from the site. There are no hydrological linkages between the designated site and the proposed data centre development and therefore no effects are predicted. The site is however hydrologically linked to a number of Natura 2000 sites around the Dublin Bay area. All of these are located further than a 17.5 km hydrological distance from the site and so again, no impacts are predicted. A screening assessment for Appropriate Assessment was undertaken. This concluded that there would be no significant impact on any Natura 2000 site.

Habitats and Flora

The majority of habitat taken by the development would be arable farmland and improved grassland habitats, which are of relatively low nature conservation importance. These features would largely be converted to amenity grassland with biodiversity enhancement encouraged through seeding of flowering lawns, wildflower meadows and open wetland habitats. These open habitats would provide suitable foraging habitat for farmland birds, which would largely adapt readily to these new habitats. The two main watercourses running through the site would be retained and enhanced by the development with additional buffer planting along them.

The greatest habitat impact is the loss of internal hedgerows which due to their mature nature and abundance. Detailed hedgerow assessment was carried out and the hedgerows and mature trees are considered to be a significant feature at a Local Importance (High level). Woodland and hedgerow loss would be kept to a minimum, with boundary hedgerows and buffer areas retained. The extensive planting of hedgerows and woodland habitat would mitigate any losses in the long term.

Bats

Tree Bat roost potential surveys were undertaken on 291 individual trees with 186 trees classified as Category 3, 102 trees classified as Category 2, nine classified as Category 1 and one tree classified as Category 1. Additionally during bat activity surveys a confirmed bat roost was identified on a tree in the south east of the site. This tree lies outside the construction footprint and is therefore unlikely to be affected by the proposed data centre development.

The properties on the site were also assessed for Bat Roost Potential as they are scheduled for demolition. These buildings included the Portan Farm buildings and the two residential properties, “Dooneen” house and “Yellow house”. The farm buildings on the site were assessed to have low bat roost potential. The stable buildings were of single block construction with a corrugated iron roof abutted directly to walls with no suitable cavities available. Similarly the barn buildings corrugated iron structure offering little in the way of potential roosting sites. The two residential properties, the one storey “Dooneen” house and the two storey “Yellow House” on the Kilbride road were also assessed to be of low bat roost potential.

The entire site provides good bat foraging habitat, in the form of mature hedgerows and treelines, linear wetlands habitat along the watercourses and small woodland areas. These features are well connected providing potential wildlife corridors. Several bat foraging and commuting corridors are evident from the activity surveys. These largely follow the watercourse going west to east; bring bats across the site from possible roosting sites in the wider landscape.

Common bat species were recorded across the site. These include Common and Soprano pipistrelle bats and Leisler’s bats. Relatively low numbers of bats were recorded and therefore the site can be regarded as Local Importance (High Value).

Badgers

Two badger setts were found along the northern tributary of the Pinkeen River, each had five entrance holes in total (Figure 8.4). These have been classified as two partially used subsidiary setts, due to presence of debris within the entrance holes and lack of defined trails between setts or fresh signs of badger activity. The setts are likely to be used intermittently or seasonally and used as part of a wider badger population territory. The site itself provides ample potential badger habitat and badger evidence was found at several locations across the site. This included a dead juvenile badger found near the eastern boundary of the site, trails and pushthroughs with badger hairs caught in barbed wire fencing, a fresh badger latrine in the conifer plantation in the centre of the site and fresh badger prints in the south east of the site.

Birds

In total, a combined 43 species were recorded in the site during the winter and summer surveys (Figure 8.10.1 & 8.10.2). In winter, 29 species were recorded and the summer survey recorded 40 species. Three Red-listed species of conservation concern were present. Yellowhammer *Emberiza citronella*, and Meadow Pipit *Anthus pratensis* were most likely breeding on the site and Herring gull *Larus argentatus* was also seen flying low over the site although was not directly dependent on it.

Common species recorded on site during the winter visits included corvids such as Magpie *Pica pica*, Hooded crow *Corvus cornix* and Rook *Corvus frugilegus*; passerines species such as Great tit *Parus major*, Chaffinch *Fringilla coelebs*, Blackbird *Turdus merula* and Wren

Troglodytes troglodytes. The Yellowhammer *Emberiza citronella* was the only Red listed species of conservation concern found on the site. This farmland bird has seen short term declines in breeding range of -90%, due to intensification of agricultural practice. It was found in relative abundance on the site due to the presence of mature hedgerows and mixed farming practice. Amber listed species include Robin *Erithacus rubecula*, Skylark *Alauda arvensis*, Tree sparrow *Passer montanus*, Goldcrest *Regulus regulus*, Starling *Sturnus vulgaris* and Mistle thrush *Turdus viscivorus*, all have also seen short term declines in abundance of at least 25%.

The bird species found on site represent typical farmland species and include several nationally rare species. Due to the sites importance for declining farmland birds it can be regarded as Local Importance (High Value).

Amphibians

There was ample Common frog *Rana temporaria* breeding habitat across the site, in the form of ditches and large puddles. Habitat quality was less suitable for Smooth newt *Lissotriton vulgaris* however both these species would require further survey in late spring to assess their presence and abundance. Additionally both species could potentially hibernate in hedge habitats within the subject lands during winter. Due to low quality of available habitat, amphibians were regarded to be of Local Importance (Moderate Value).

Other Protected Species

No evidence of otter was found within the site, despite surveys along the watercourses. The Pinkeen River provides suitable habitat particularly for dispersing or commuting otters. There were no visual sightings of Pygmy shrew *Sorex minutus* or Hedgehog *Erinaceus europaeus*, but sightings are rare and both protected species could occur at hedge/grassland boundaries. Irish Hare *Lepus timidus hibernicus* was not flushed during the walkover survey however they were recorded by previous site investigation (An Bord Pleanála, Inspector's Report (Dillon, 2009)). There was some potential for Stoat *Mustela erminea hibernica* in the numerous rabbit burrows and hedgerows within the site boundary but this area would likely only comprise a small area of a wider stoat territory and no field signs were recorded. Due to their protected status they can be regarded to be of Local Importance (Moderate Value).

Other Species

Rabbit *Oryctolagus cuniculus* were recorded throughout the site with warrens in each field boundary. A Fox *Vulpes vulpes* was also observed in the southern section of the site heading in the direction of the M3 corridor. Fox scats and fox hairs were also found throughout the site. As these species are not protected by law they are regarded as Local Importance (Low Value).

The development of the site would result in the loss of several common habitats and loss of important features such as mature hedgerows and trees. Mitigation measures have proposed the retention of many mature trees, landscaping plans to create new habitats and the provision of boxes for birds and bats, wetland habitat creation and restoration will provide connectivity through the site.

Cumulative impacts of the proposed data centre and substation developments have been considered in relation to a number of consented developments and developments awaiting decision, identified in close proximity to the site and beyond where appropriate (e.g. impacts on designated sites). This has included plans and projects such as the *Meath County*

Development Plan 2013-2019, and those outlined on the Meath County Council Planning Section web site. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

Due the nature of the development with the proposed mitigation measures incorporated, the cumulative impacts for both construction and operation phases are considered to be of negligible significance.

Overall, the proposed data centre development would have a low impact in the long term on the ecological integrity and conservation status of the site. The landscape and associated species that would be impacted upon are not considered to be particularly sensitive to the proposed data centre development. The predicted impact would be such that coherence of ecological structure and function would be preserved and the populations of species would be maintained to pre-development conditions.

With the exception of losses of mature hedgerows and tree lines, all other ecological receptors are also 'not significant' in the short to medium term.

All residual impacts are considered not significant in the long term.

Air Quality and Climate

An air quality and climate impact assessment has been undertaken to assess the impact of emissions from the construction and operation of a proposed data centre development in Clonee, Co. Meath, on local air quality and climate.

The construction of the data centre has the potential to temporarily increase the rate of dust deposition and soiling, and short-term concentrations of particulate matter at nearby sensitive receptors, during construction activity. In the case of climate impacts the main climatic impacts of construction are expected to be minor emissions from truck movements and construction equipment.

The implementation of appropriate dust control measures, which are standard practice on all well managed construction sites, would be sufficient to control dust and particulate matter emissions at source, so that any impacts would not lead to a significant effect.

During the operational phase, the only significant source of emission to air will be the phased testing of diesel-power emergency back-up generators which will provide electrical power to the site in the unlikely event of a mains power failure. Climatic impacts of the operational phase of the development are not expected to be significant due to the low usage of the emergency generators for testing purposes and operational purposes.

The dispersion model ADMS5 has been used to model the impact of the operation of the emergency back-up generators during testing and emergency operation. The dispersion modelling method has followed current best practice guidance for the quantification of impacts associated with intermittent emission sources.

The method used and associated dispersion modelling indicates that operation of the emergency back-up generators would not have an impact that would lead to a significant effect on local air quality.

A review of publically available data in relation to the maximum permitted concentration and mass flow of the release of regulated pollutants from a number of industrial facilities in the nearby Damastown industrial estate indicates that none of the nearby regulated sites release pollutants of relevance to the proposed developments at levels which exceeds 100 tonnes per annum and hence the cumulative impacts associated with the proposed data centre and substation development are considered to be low. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

Noise and Vibration

Baseline noise has been assessed by means of noise surveys during daytime, evening and night time periods at representative locations around the site, in order to quantify the existing noise climate at the nearest sensitive receptors. Road traffic from the M3 Motorway in addition to local road traffic, noise from existing industrial installations and from agricultural practices were the main noise sources observed. No existing vibration sources were observed during these surveys.

Potential noise and vibration impacts from the proposed data centre development were considered for both the construction and operational phases.

In the construction phase of the proposed data centre development there is the potential for noise and vibration impact to sensitive receptors. Current best practice will be employed to ensure that these impacts are minimised. Mitigation measures as outlined in chapter 9 of the EIS will serve to minimise where practicable these potential impacts. These impacts will be temporary and transient and, in light of the mitigation measures, are not expected overall to result in a significant impact to sensitive receptors.

In the operational phase of the proposed data centre development no significant vibration impacts are predicted. With regard to operational phase noise, the main potential sources of noise impact will be from the operation of on-site plant, and from road traffic. Operational road traffic numbers to the site are low, and are not expected to cause significant noise and vibration impact to sensitive receptors.

Predictive impact noise modelling has concluded that the main noise sources on site in normal operations, will include roof mounted cooling fans, which will not cause significant noise impact to sensitive receptors, in the day, evening or night time periods.

Back-up emergency power for the proposed data centre development is provided for by diesel generator capacity on site. Noise modelling scenarios have been assessed for the routine testing of these generators, and for the operation of the full site using these generators in the unlikely event of a loss of power to the site.

The routine testing of these generators is not expected to cause any significant noise impact to sensitive receptors.

In the emergency power outage scenario cumulative noise levels from the proposed facility in emergency operation will be below the relevant guidance limit levels of 55dB day and 50dB evening and will exceed the otherwise applicable 45dB night limit level by a maximum of 3dB at some receptors. It is of note that this scenario is very unlikely to occur, and as an emergency operation, is not limited by the noise limits applicable to normal site operations. The unlikely nature of this scenario, coupled with the short term nature of any such unlikely

occurrence, and the magnitude of noise level associated with it is deemed not to constitute a significant noise impact to sensitive receptors.

In relation to the cumulative impacts of the proposed data centre and substation developments and a number of consented developments and developments pending decision identified in close proximity to the site, the cumulative noise and vibration impacts during the construction phase are not anticipated to be significant. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2. The cumulative operational phase noise level predicted for all on site operations is below the day, evening and night time noise level limits applicable to normal operations, and as such is not expected to cause any significant impact.

In light of analyses completed and the mitigation measures provided as part of the proposed data centre development the residual noise and vibration impact to sensitive receptors is predicted to comply with all relevant limit values and guidance in the area of noise and vibration. As such is not predicted to result in significant impact to sensitive receptors.

Landscape and Visual

A new development can have an impact on the physical landscape, on landscape character, and it can also have an impact on particular views. The significance of the impact depends on the *sensitivity* and *value* attached to the landscape or view as well as the nature of the development. A Landscape and Visual Impact Assessment of the proposed data centre development has been carried out in accordance with best practice guidance. An appraisal was carried out of the nature of the receiving landscape over a 4 km radius from the site. A number of photomontages were prepared to illustrate what the proposal would look like from key viewpoints.

The site currently consists of agricultural fields and hedgerows, includes surface water courses, and is located to the north of Clonee village and the M3 motorway, and west of Damastown Industrial Park. A number of houses are located either in close proximity or adjacent to the western and northern site boundary. There are large suburban housing estates and light industrial developments to the southeast and east.

The assessment considered the landscape areas, features, routes and views that have been recognised as being of value by Local Authorities, the National Parks and Wildlife Service, the Department of Arts, Heritage and the Gaeltacht or by way of the development of walking routes. The proposed data centre development does not significantly affect any designated landscapes or views.

The construction of the development would result in the overall landscape character of the site itself changing from agricultural and rural in character, to a light industrial character with large buildings - which is a significant localised change. This change in landscape character will occur in the context of a wider landscape containing significant existing light industrial developments to the east, infrastructure such as motorways, railways, transmission infrastructure, as well as established settlements and dispersed housing. The highest landscape effects therefore occur on the site itself and within a 1 km radius of the site, extending a built up landscape further into areas of rural character.

The flat topography and network of hedgerows in the wider landscape mean that opportunities for long distance views of the proposed data centre development are limited. Views within built up parts of the site are also generally enclosed. The proposed data centre

development will chiefly be visible along the local road L5028 which runs along the western edge of the site as well as from a short stretch of the R147 and the local and access roads to the north of the site.

The highest visual impacts will be experienced by locations immediately to the east and north of the site. While the lower parts of the proposed buildings will be screened by existing hedgerows, the upper parts of the buildings will be visible until new screen planting matures. Retention of existing vegetation on site and proposed planting and berming will screen the majority of the buildings over time, reducing visual impact. Both landscape and visual impacts are very low, beyond a 1 km radius of the site.

Cumulative effects of the proposed data centre and substation development when seen together, both will be screened by existing intervening vegetation reducing the visibility to the upper sections of both developments in available views. Both developments will be perceived as one development in the majority of available views within the study area due to the close proximity to each other resulting in cumulative effects in combination. The magnitude of additional change in landscape and visual effects in available views is considered low and long term as the increase of combined visibility resulting from both developments is barely perceptible. The significance of cumulative landscape and visual change is therefore considered minor adverse as the visibility of both developments at the same time will cause a barely perceptible deterioration in available views.

The visibility of both the proposed substation and data centre developments together with similar existing, permitted or other proposed developments is limited. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2. The majority of cumulative views in combination will be experienced in views to the west when located within Damastown, Macetown Middle and Macetown South. The sensitivity of this area is low due to existing light industrial and overhead transmission line infrastructure. The susceptibility is therefore also considered low.

The upper sections of the proposed buildings and transmission line structures will be visible only due to existing intervening vegetation. The height and appearance of the proposed data centre and substation developments are similar to existing light industrial and overhead transmission line developments located in these areas. Considering the limited extent of visible sections of the proposed developments, both proposals, when seen together with other similar developments will be perceived as a slight intensification of the light industrial character of the area. The magnitude of additional change in landscape and visual effects in these views is therefore considered low and long term. The significance of cumulative landscape and visual change is considered minor adverse as the visibility of both proposed developments are often barely perceptible in available views.

Archaeology and Cultural Heritage

This EIS Chapter has provided a statement on the overall residual impacts upon the identified archaeological and architectural heritage resource resulting from the proposed data centre development at Clonee, Co. Meath.

The EIS Chapter identified 24 archaeological and architectural heritage assets which had the potential to experience impacts. The impact assessment was carried out and mitigation was put forward to reduce identified impacts. Mitigation has been proposed in the form of

archaeological excavation and landscape planting and design. There remained a residual impact upon four assets:

- Portan/Gunnocks (**A**) townland boundary;
- Portan/Clonee (**B**) townland boundary;
- Fulacht fia (**H**) identified by archaeological fieldwork; and
- Potential unrecorded archaeological assets.

The asset of the Portan/Gunnocks and Portan/Clonee townland boundaries (assets **A** and **B**) were identified as experiencing a medium impact from the proposed data centre development. Mitigation in the form of archaeological recording of sections through the hedgebanks and boundary ditches will be completed, although this would not perceptibly reduce the overall level of the magnitude of impact from medium. The residual significance of impact would be slight, negative and permanent.

The asset of a fulacht fia (asset H) would experience a very high impact from the landscape and drainage proposals of the proposed data centre development. Mitigation in the form of archaeological excavation would reduce this impact by preserving an archaeological record of the asset. The magnitude of the impact would be reduced to high, the residual significance of which would be moderate, negative and permanent.

Potential currently unrecorded archaeological deposits which are likely to be present within the proposed development site would experience a very high or high impact from the proposed data centre development. Mitigation has been proposed in the form of further archaeological testing and excavation, if appropriate, to determine the presence/absence of such features and to mitigate impacts arising from the proposed data centre development. Mitigation has been proposed in the form of further archaeological testing and monitoring/excavation, if appropriate, to determine the presence/absence of such features and to mitigate impacts arising from the proposed development. The successful implementation of an NMS-approved mitigation strategy will reduce the significance of the residual impact to **moderate, negative and permanent**.

In relation to cumulative impact, none of the proposed, consented developments or those under construction within the vicinity of the site has the potential to cause any cumulative impacts to the identified archaeological and architectural heritage resource. There are no developments which would have the potential to combine with the proposed developments to block an important view, nor would the setting of any of the heritage assets be impacted as a result of any of the additional developments. Therefore the cumulative impact of the developments on archaeology and cultural heritage is considered to be low.

Transport

This EIS Chapter describes the transportation effects of the proposed development in accordance with the requirements of the relevant EIA legislation and guidance on preparation and content of EIS. A Traffic Impact Assessment (TIA) has been prepared by AECOM to accompany this EIS Chapter; both documents should be considered in unison. The TIA presents a comprehensive review of the traffic and transportation impacts associated with the development proposals, which have informed the production of this EIS Transport chapter.

AECOMs Transportation team met with Meath County Councils (MCC)Transport Department to scope out the requirements of the TIA and the EIS Transportation Chapter. During these

meetings, MCC identified that the development proposals would need to respect two potential road infrastructure schemes, the Damastown Link Road and Kilbride Roundabout upgrade.

The design of the proposed development has been undertaken to allow both of the above infrastructure schemes to be implemented in the future, should MCC wish to deliver these schemes.

As part of the development proposal a new access road will be constructed off the Kilbride Road, at a point 265 m (approx) north of the existing Kilbride Roundabout Junction. The access road has been designed to the following parameters: 7 m wide carriageway and on both sides of the carriageway will be a 0.5 m hard strip, 2 m cycle lane, 2 m footway and a new verge. The new access road is approximately 180 m in length, and will connect the Kilbride Road to a roundabout junction. From the roundabout junction, will be a private EirGrid access into the development restricted from public access by a locked gate.

The data centre development proposals include for the upgrade of the existing Kilbride Road (L5028), from the Kilbride Road Roundabout Junction up to the proposed new site access road. The existing Kilbride Road is approximately 6 m wide with limited footpath provision. The proposals will introduce a 7 m wide carriageway, a 2 m footpath and a 3 m cycle lane (two-way) on the eastern side of the Kilbride Road. The new footpath and cycle facilities will assist to promote sustainable modes of travel to and from the development. Provision will also be included for a private shuttle bus service, to collect / drop off staff working 8am – 5pm, whilst also being available to pick up visitors.

The impacts associated with both the construction and operational phase of the development upon the base flows have been considered within this Chapter. The duration of the major construction works will be from August 2015 – August 2017. The appointed contractor has provided AECOM with an indicative construction programme, which identifies the anticipated number of daily construction staff and heavy goods vehicles (HGVs), for each month of the construction programme.

During the peak months of construction activity, it is anticipated up to 900 construction staff will be working on the proposed substation development. Construction access into the site will be situated off the Kilbride Road, at the location of the proposed developments operational access road. All construction traffic will therefore arrive and depart the site via Kilbride Road, and dissipate onto the surrounding road network.

To minimise the traffic impacts associated with the construction programme, a preliminary Construction Traffic Management Plan has been developed by AECOM in unison with the contractor. The plan proposes a package of measures to reduce the impacts of the construction stage upon the surrounding road network, in particular during the AM (08:00 – 09:00) and PM (17:00 – 18:00) peak hours.

The measures will ensure the majority of construction traffic will arrive and depart the site outside of the morning and evening peak hour periods, when traffic is considerably lower on the surrounding road network.

For the operational phase, AECOM has been provided the predicted number of permanent staff and their arrival and departure times from the client. This information has been based on existing client operated sites. This information has been used to calculate the anticipated trip generation and distributions when the site becomes operational in 2017.

The residual impacts of the construction phase are a negative temporary impact upon the road network. The preliminary Construction Traffic Management Plan prepared by AECOM in unison with the contractor will assist to ensure that construction associated traffic will occur predominantly outside of the morning and evening peak hour periods, when traffic on the surrounding road network is considerably lower.

The residual impacts of the operational phase on traffic will result in a negligible impact upon the surrounding road network. New pedestrian and cycle infrastructure is proposed along Kilbride Road to promote sustainable travel to and from the site. In addition, a private shuttle bus service will be available for staff and visitors, which will assist to promote travel to and from the site via sustainable modes.

In terms of cumulative impacts of the proposed data centre and substation developments during the construction and operational stages, the impact on the local road network is considered low given the site entrance is located on west of the site. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2. The larger proposed, consented developments or those under construction are located to the east of the site.

Waste Management

Both the construction and operational phases of the proposed data centre development will result in the generation of wastes.

The construction phase will involve initial site development to include cut and fill works. This will be followed by the construction of the facility itself. Waste Management will form part of the overall Environmental Management Plan for the Construction Phase. This plan will be implemented by the Management Contractor for the entirety of the construction activities and will include specific detail relating to waste segregation and disposal in consultation with the Planning Authority. It is anticipated that all spoil generated as a result of the excavations will be used elsewhere on the site for landscaping and grading purposes, subject to confirmation of its suitability for re-use. However if the soil cannot be used on the site it will be removed to a suitable facility. The contractor will prepare a method statement outlining their proposals for the excavations and management of excavated material. This will outline the proposals for separating the material by grade of soil and details of spoil heights. If it becomes necessary to transport waste off-site for any reason, the carrier will be required to hold a valid Waste Collection Permit. Other wastes will be generated over the construction period and will typically include steel, timber, rubble, plastic, packaging and canteen waste and small quantities of hazardous waste (e.g. paint containers, and oils & greases).

The operation phase of the data centre will generate a range of mostly non-hazardous wastes with some hazardous wastes. Segregation at the source will be practiced for waste generated on site. All waste will be managed through the proper channels and in accordance with all Irish and EU Management legislation. Hazardous waste will be removed from site by a licensed specialist contractor.

The cumulative construction phase impacts associated with the proposed data centre and substation developments are largely related to the large volumes of excavated materials, demolition waste and construction waste that would have to be removed from the proposed or consented development in the vicinity of the site. Cumulative impacts from the operation of the developments relates to the generation of minimal non-hazardous and hazardous wastes. However, due to the proposed mitigation measures, the cumulative impacts from both

construction and operation phases are considered to be of negligible significance. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2.

Material Assets

The material assets chapter evaluated how the proposed data centre development would interact with general material assets i.e. public services, utilities and natural resources. As part of the assessment process information was acquired regarding the extent of existing public utilities and services including electricity, water supply, sewage services, natural gas and telecommunications.

Co-ordination is on-going between the project team and the ESB, Irish Water, Meath County Council, Eircom and other relevant service providers within the locality. This is to ensure a smooth construction schedule with minimal disruption to the local and business community.

The operation of the proposed data centre and substation developments, including the use of utilities, and the generation of waste and wastewater, will result in cumulative impacts with the existing demands on these utilities and services by other facilities in the locality. The developments comprising the cumulative scenarios include existing large developments in the vicinity of the site such as Damastown Industrial Estate, and those described in Tables 1 and 2. However, anticipated demands can be met and managed with the coordination with ESB, MCC, Eircom as discussed above and as such no significant residual cumulative impacts are predicted.

Interactions

This section considers the impacts of the proposed data centre development which occur as a result of interaction of impacts. The proposed data centre development will lead to a number of positive cumulative impacts which include the provision of temporary and permanent employment. Imperceptible negative cumulative impacts on air, noise and water/effluent and traffic were also identified.

An imperceptible negative impact would arise between the proposed data centre development on population and human health, as the proposed data centre development will result in the loss of agricultural land use. However, positive impacts examined include employment opportunities in both the construction and operational phases. The proposed data centre development will create significant temporary employment in the construction phase, similarly, in the longer term the proposed data centre development will also provide permanent employment on site. Additional indirect support employment in terms of suppliers and inter business relationships will also be created.

In summary the interactions of the various constituent elements of the proposed data centre development when viewed in the light of their associated mitigation measures are deemed to be long term and neutral in nature.

<i>PLANNING REFERENCE NUMBER</i>	<i>DEVELOPMENT ADDRESS</i>	<i>BRIEF DESCRIPTION</i>	<i>DEVELOPMENT</i>	<i>SUBMISSION DATE</i>	<i>APPLICATION STATUS/OUTCOME</i>
FS15005	Scoil Bhríde, Clonée, Co Meath	Single storey extension and internal plan alterations		21-1-2015	New application/ awaiting decision
RA141077	Portan Clonée	Retention of ground floor extensions to the side and rear, attic conversion to storage space including a dormer window to the rear roof, garden shed and all associated site works		03-12-2014	Further information/ awaiting decision
FS14088	Silvergrove Nursing Home, Clonée	Internal alterations to building		24-9-2014	Conditional planning
FS14083	Ard Cluain, Main Street & Kilbride Road, Clonée	Change of use from retail/commercial to residential		17-9-2014	Conditional planning
		Retention of sliding electric gate		5-2-2015	Conditional planning
RA140648	Loughsallagh, Clonée	New dwelling house and garage		25-7-2014	Refused
FS14032	Cloncourt, Main Street, Clonée	Converting commercial premises to residential use		14-4-2014	Conditional planning
DA140275	Clonée Service Station, Main Street, Clonée	Demolition of some of the existing buildings and construction of a single storey extension to an existing retail building		8-4-2014	Conditional planning
DA140023	Portmanna, Clonée	Construction of an extension, alterations and construction of an effluent treatment unit		17-1-2014	Conditional planning
DA130214	Bracetown, Clonée	Development of an existing petrol service station		2-4-2013	Extension of duration of planning permission (2019)
FS13089	Unit 5, Abbey House, Main	Change of use of existing ground floor		22-11-2013	Conditional planning

<i>PLANNING REFERENCE NUMBER</i>	<i>DEVELOPMENT ADDRESS</i>	<i>BRIEF DESCRIPTION</i>	<i>DEVELOPMENT</i>	<i>SUBMISSION DATE</i>	<i>APPLICATION STATUS/OUTCOME</i>
	Street, Clonee	retail unit			
FS13087	Main Street Clonee	Material alterations to the first floor restaurant		19-11-2013	Awaiting decision
DA130851	Millrace, Main Street, Clonee	Retention of windows to non-habitable attic space		8-11-2013	Refused
DA140273	Nuttstown, Clonee	Construction of a new detached two storey dwelling and attached garage		8-4-2014	Conditional planning
DA130396	Loughsallagh, Clonee	Extension to building and modifications to roof		31-5-2013	Conditional planning
FS13022	Main Street Clonee	Single and part two-storey childcare facility and associated landscaping and parking		13-3-2013	Conditional planning
DA130489	Portan, Kilbride Road, Clonee	Removal of existing roof and construction of a new roof		3-7-2013	Conditional planning
An Board Pleanála					
FW 15A/0002 BP ref:244836	13 Beachfield View, Clonee	Change of use of part of the ground floor from residential use to a Montessori school		2015-05-01	Case is due to be decided by 03-09-2015
FW14A/0108 BP ref: 244736	Hollywoodrath, Hollystown, Dublin 15	10 year permission for 435 no. dwelling units including a creche facility and reservation of approx 3 hectares for provision of a secondary school		09/04/2015: Lodged	Case is due to be decided by 12-08-2015
FW 15A/0002 BP ref:244836	13 Beachfield View, Clonee	Change of use of part of the ground floor from residential use to a		2015-05-01	Case is due to be decided by 03-09-2015

<i>PLANNING REFERENCE NUMBER</i>	<i>DEVELOPMENT ADDRESS</i>	<i>BRIEF DEVELOPMENT DESCRIPTION</i>	<i>SUBMISSION DATE</i>	<i>APPLICATION STATUS/OUTCOME</i>
		Montessori school		
FW14A/0108 BP ref: 244736	Hollywoodrath, Hollystown, Dublin 15	10 year permission for 435 no. dwelling units including a creche facility and reservation of approx 3 hectares for provision of a secondary school	09-04-2015	Case is due to be decided by 12-08- 2015
PL91 .244626	Dunshauglin, Co.Meath	Residential development circ.3.775 ha consisting of 93 houses and all associated works. South of Dunshaughlin Village and to the west of the R147	20/03/2015	Invalid- no acknowledgement of local submission S.127
PL06F.243395	Kilmartin, Tyrrelstown, Dublin 15	Construction of 177 no. dwellings with a new link road to the east of Tyrrelstown Educate Together School	11/03/2014	Grant permission with conditions

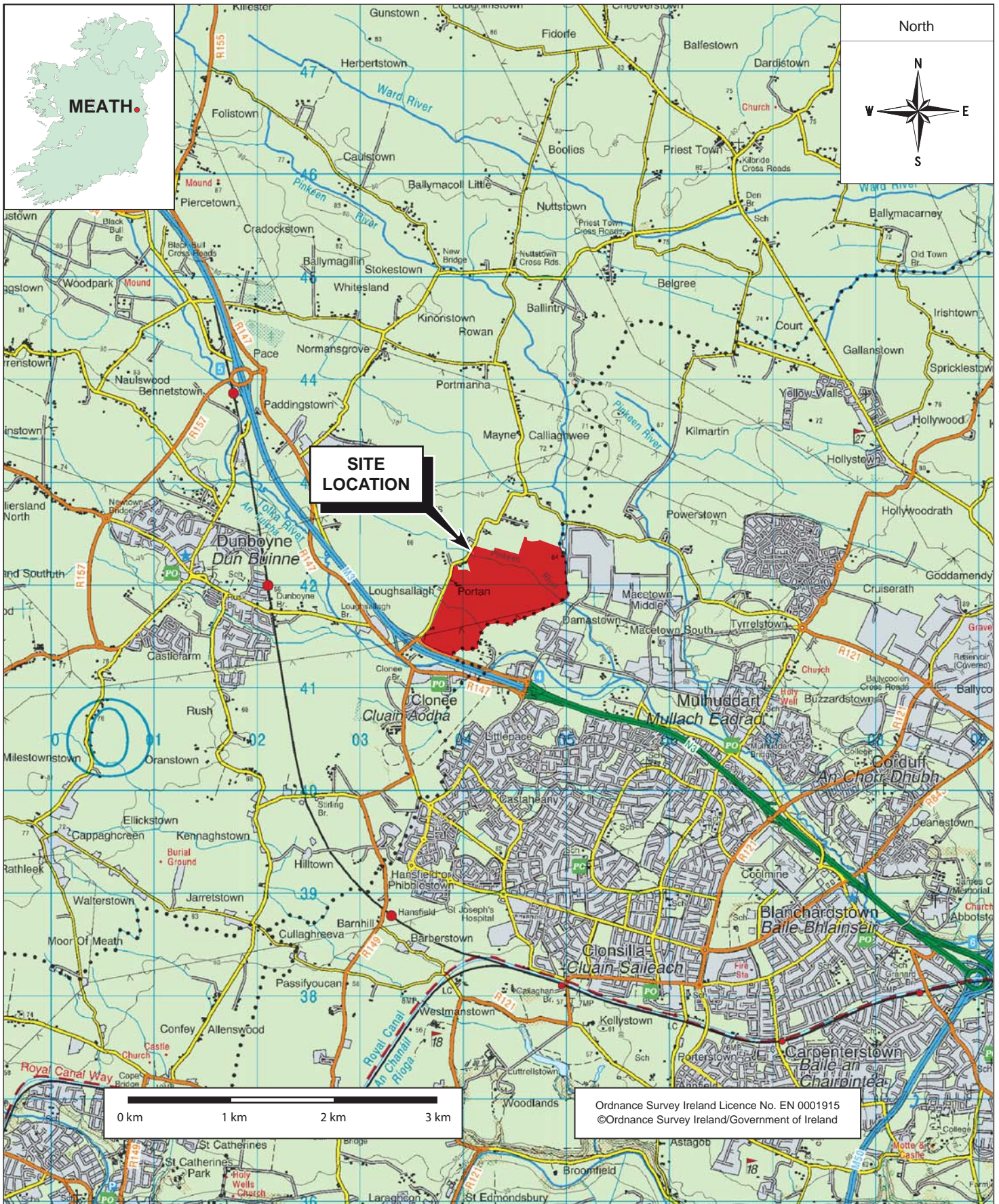
Table 1: Planning Applications made within the Vicinity of the Proposed Development Site

<i>DEVELOPMENT ADDRESS</i>	<i>NUMBER OF SUBMISSIONS SINCE 2010</i>	<i>BRIEF DEVELOPMENT DESCRIPTION</i>
IBM Campus, Damastown Industrial Estate, Damastown, Dublin 15	25	Mainly relating to extensions and variations to server rooms on the campus
JJN Transport, Damastown Industrial Estate, Mulhuddart, Dublin 15	4	Continued building use and the erection of a 24 metre high antenna support structure
Rottapharm Ireland, Damastown Industrial Estate, Damastown, Dublin 15	3	Alterations and extensions to existing buildings
Formerly Target Express Building, Damastown Retail Park, Mulhuddart, Dublin 15	3	Permission to extend the existing premises by way of constructing a new canopy
Chemco Irlenad Limited, Damastown Industrial Estate, Macetown North, Dublin 15	4	Alterations to existing facilities
Floods Paper Recycling, Damastown Road, Damastown Industrial Estate, Mulhuddart, Dublin 15	1	Retention for change of use to paper recycling facility
D. Kennedy, Damastown, Naul, Co. Dublin	1	Permission to expand existing car parking facilities by the construction of an additional car
Frank Doolan and Philip Earle, Glenbeigh Business Park, Damastown Close, Mulhuddart, Dublin 15	1	Permission for alterations to a previously granted planning permission for a building construction
Astellas Ireland Co. Ltd. Damastown Industrial Estate, Mulhuddart, Dublin 15	4	Extension to Warehouse; pumphouse, PUW plant room and construction of a new vacuum pump building
Cathal Fleming, DFElectrical Accessories, Unit 2A, Damastown Walk, Damastown, Dublin 15.	1	Proposed division of units with material change of use of Unit 2A from light manufacturing industrial warehouse use to motor vehicular repair / service use
ESB Telecoms Limited ESB Substation, Damastown Industrial Estate, Mulhuddart, Dublin 15	1	Permission to retain the existing 35m high, free standing birdcage type communication
Medifill Ltd, Unit 2, Block 1, Plato Business Park, Damastown Industrial Estate, Dublin 15	1	Provision of a Clean Room Facility and ancillary accommodation within the warehouse
Project Tile Design Ltd, Unit B, Damastown Court, Damastown Industrial Estate, Mulhuddart, Dublin 15	1	Planning permission for development at Unit B Damastown Court

<i>DEVELOPMENT ADDRESS</i>	<i>NUMBER OF SUBMISSIONS SINCE 2010</i>	<i>BRIEF DEVELOPMENT DESCRIPTION</i>
Chemco (Ireland) Limited, Damastown Rise, Damastown Industrial Estate, Macetown North, Dublin 15	7	Permission for the erection of an ESB Substation, adjoining switch room and construction of a single building (storage units); and permission for amendments: the retention of alterations to building, plant rooms for mechanical and electrical services as well as the retention and completion of buildings. Also permission for amendments for the construction of a new warehouse building.
Tech Group Europe Ireland, Damastown Close, Damastown Business Park, Mulhuddart, Dublin 15	4	Permission for a development and extension and material alteration to incorporate offices, cleanroom production and permission for reduction in size of the extension to the existing manufacturing facility; and extension and material alteration to incorporate offices, cleanroom production and storage facilities
Geodis Ireland Ltd, Damastown Industrial Estate, Mulhuddart, Dublin 15	3	Permission for the demolition of Geodis/IBM Link Structure located within the Geodis site boundary and store quantities of the unwanted computer equipment (considered Waste Electrical and Electronic Equipment (WEEE) under the Waste Management Act at Damastown and permission for the change of use of an internal storage
Barclay Chemicals Ltd, Damastown Way, Damastown Industrial Park, Mulhuddart, Dublin 15	2	Retention of existing R & D building, demolition of existing dispatch building and retention permission for existing building and demolition of buildings
Base Enterprise Ltd., Michael Galvin Building, Base Enterprise Centre, Damastown Road, Mulhuddart, Dublin 15	1	Planning permission is sought for the provision of external fire doors
Gem Pack Foods Ltd., Base Enterprise Centre, Damastown Road, Mulhuddart, Dublin 15.	3	Upgrading works to existing building and permission for the omission of spandrel windows to the first floor
Iron Mountain Ireland Ltd., Unit 33, Damastown Rise, Damastown, Dublin 15	1	Permission for a single storey extension and ancillary works
Electro Automation Group, Tyrellstown Way, Damastown Industrial Estate, Mulhuddart, Dublin 15.	2	Permission for the extension to existing office space and warehouse and permission for the extension to existing office space, warehouse

<i>DEVELOPMENT ADDRESS</i>	<i>NUMBER OF SUBMISSIONS SINCE 2010</i>	<i>BRIEF DEVELOPMENT DESCRIPTION</i>
		and car parking
DG Mc Ardle International Ltd., 6 Damastown Avenue, Macetown South Road, Damastown Industrial Estate, Dublin 15	1	Permission for logistics warehouse building inclusive of workshop, store, offices, meeting room, canteen and toilet/shower facilities, car parking spaces, an automatic lorry wash facility, a 50,000 litre bunded steel fuel tank with associated pumps and refuelling area
7 Day Auto Limited Unit, 8 Block 6, Plato Business Park, Damastown, Dublin 15	1	Planning permission for the erection of 4 no. proposed surface mounted non illuminated flat panel signs and retention permission for the erection of 1 no. existing surface mounted non illuminated flat panel sign to the south and east elevations of an existing building
Helsinn Birex Pharmaceuticals Ltd., Damastown Industrial Estate, Mulhuddart, Dublin 15	1	Planning permission for the construction of a 2 storey extension
Coolmine Therapeutic Community, Ashleigh House, Damastown Industrial Estate, Blanchardstown, Dublin 15	1	Permission for a single storey extension

Table 2: Planning Applications made within the Damastown (Fingal County Council) area adjacent to the Proposed Development Site



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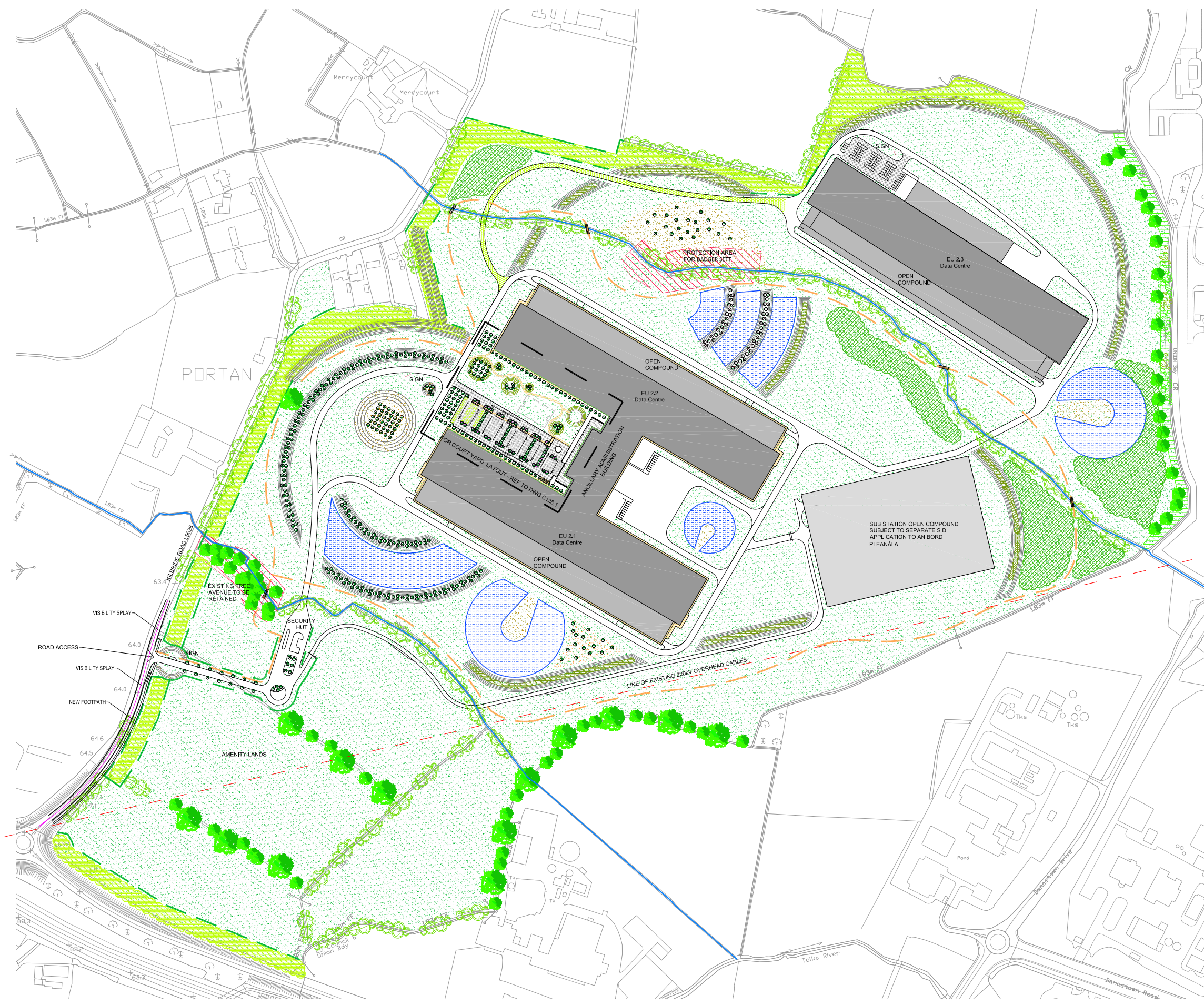
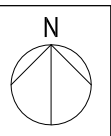
PROJECT LOCATION
**PROPOSED DATA CENTRE AND SUBSTATION
 INFRASTRUCTURE DEVELOPMENT,
 CLONÉE, CO. MEATH**

DRAWING TITLE
FIGURE NTS 1.1 - SITE LOCATION



410/411 Q House, 76 Furze Road, Sandyford, Dublin 18
 Tel: +353 1 293 32 00 Fax: +353 1 293 32 01

DRAWN SML	ILLUSTRATED SC	CHECKED SC	APPROVED SF	DATE 05.06.15
SCALE 1:50,000 @ A4	Job No. 47092861			REV. 0



Rev	Date	Description	By	Chkd	Verifd
A	10.06.15	ACCESS ROAD LAYOUT TO EU2.3	TM	CA	CA
Issue	Date	Description	By	Chkd	Verifd

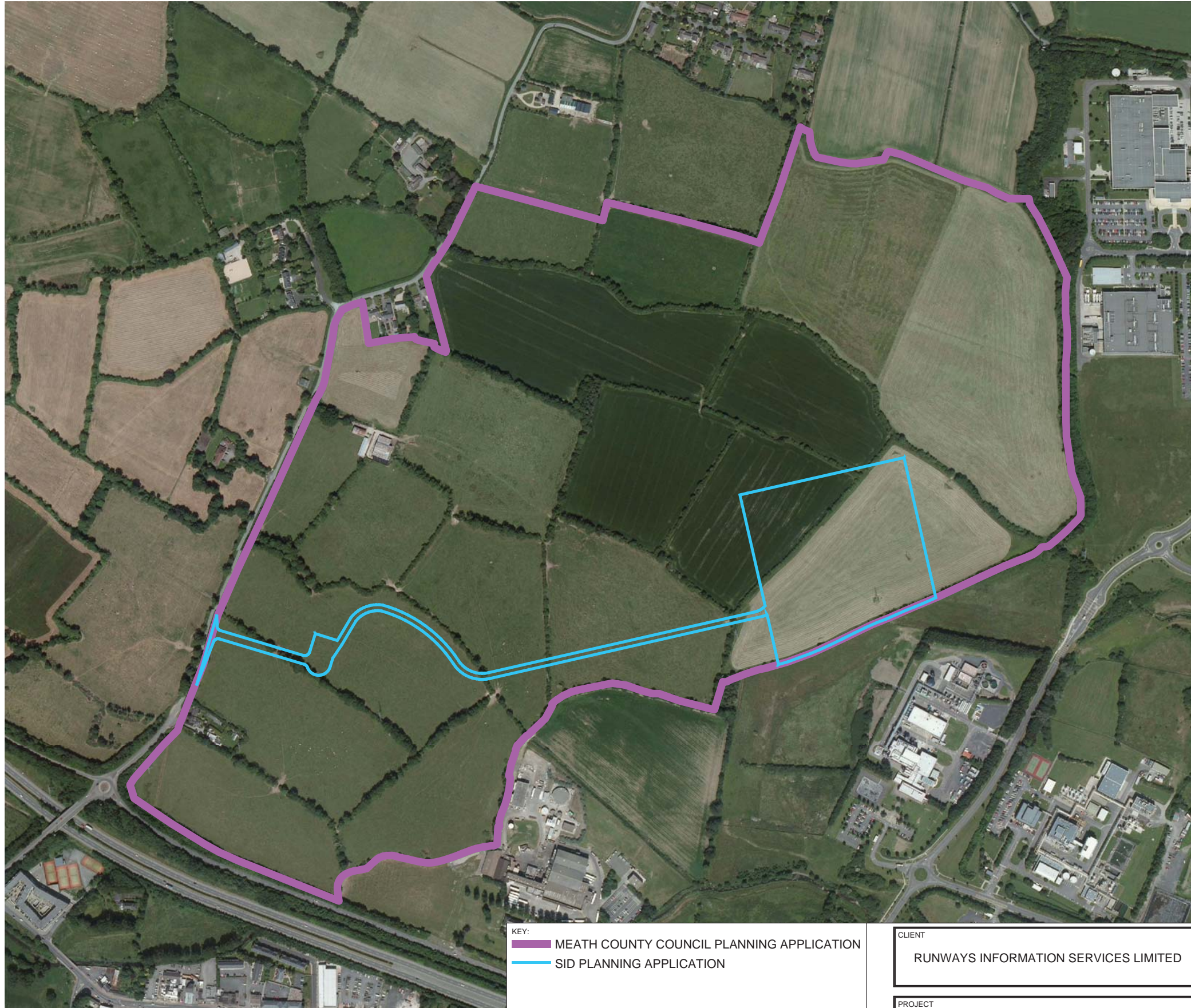
Keyplan



Project: PROPOSED DATA CENTRE AND SUBSTATION INFRASTRUCTURE DEVELOPMENT, CLONEE, CO. MEATH

Title: DATA CENTRA SITE LAYOUT

Drawing Number NTS 1.2	Client RUNWAYS INFORMATION SERVICES LIMITED
Job No. 47092861	Scale @ 1:5000
Designer SP	Checked CA
Approved CA	Issue 11.06.15



KEY:
— MEATH COUNTY COUNCIL PLANNING APPLICATION
— SID PLANNING APPLICATION

CLIENT
 RUNWAYS INFORMATION SERVICES LIMITED

PROJECT
 PROPOSED DATA CENTRE AND SUBSTATION
 INFRASTRUCTURE DEVELOPMENT,
 CLONEE, CO. MEATH

DRAWING TITLE
**FIGURE NTS 1.3 _ PLANNING APPLICATION
 BOUNDARIES**



4TH FLOOR ADELPHI PLAZA, ADELPHI CENTRE, GEORGE'S STREET UPPER,
 DUN LAOGHAIRE, CO. DUBLIN. TEL: +353 (0)1 238 3100

DRAWN SML	ILLUSTRATED SC	CHECKED SC	APPROVED SF/DUB	DATE 11/06/15
SCALE N.T.S	JOB NO. 47092861		REV. 0	

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