

**Environmental Impact Assessment  
Screening Report  
Proposed Data Centre Equinix DB8**

**On behalf of**

**R K D**

**RKD Architects Ltd.**

**Profile Park, Co. Dublin**



MALONE O'REGAN



Ground Floor – Unit 3  
Bracken Business Park  
Bracken Road, Sandyford  
Dublin 18, D18 V32Y  
Tel: +353- 1- 567 76 55  
Email: enviro@mores.ie

**Title: Environmental Impact Assessment Screening Report, for the Proposed Data Centre Equinix DB8, on behalf of RKD Architects Ltd., Profile Park, Co. Dublin**

**Job Number: E1739**

**Prepared By: Kenneth Goodwin**

**Signed:** 

**Checked By: Kevin O'Regan**

**Signed:** 

**Approved By: Kevin O'Regan**

**Signed:** 

**Revision Record**

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
01	25/06/21	EIA Screening Report	Final	KG	KOR	KOR

**Copyright and Third-Party Disclaimer**

MOR has prepared this report for the sole use of our client (as named on the front of the report) in accordance with the Client's instructions using all reasonable skill and competence and generally accepted consultancy principles. The report was prepared in accordance with the budget and terms of reference agreed with the Client and does not in any way constitute advice to any third party who is able to access it by any means. MOR excludes to the fullest extent lawfully permitted all liability whatsoever for any costs, liabilities or losses arising as a result of or reliance upon the contents of this report by any person or legal entity (other than the Client in accordance with the terms of reference). MOR has not verified any documents or information supplied by third parties and referred to herein in compiling this document and no warranty is provided as part of this document. No part of this report may be copied or reproduced without express written confirmation from MOR. Any methodology contained in this report is provided to the Client in confidence and must not be disclosed or copied to third parties without the prior written agreement of MOR. Disclosure of such information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Third parties who obtains access to this report by any means, including disclosure by the Client, will be subject to the Copyright and Third-Party Disclaimer contained herein.

**Environmental Impact Assessment Screening Report**  
**Proposed Data Centre Equinix DB8**  
**RKD Architects Ltd.**  
**Profile Park, Co. Dublin**

**Contents**

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Previous Planning History .....	1
1.2	Site Zoning.....	3
1.3	Need for the Proposed Development .....	4
<b>2</b>	<b>DESCRIPTION OF THE PROPOSED DEVELOPMENT .....</b>	<b>5</b>
2.1	Site Context .....	5
2.2	Proposed Development .....	5
2.2.1	Drainage .....	6
2.2.2	External Lighting .....	6
2.2.3	Landscaping .....	6
2.3	Construction Procedures .....	6
<b>3</b>	<b>METHODOLOGY .....</b>	<b>8</b>
3.1	Desk Based Studies .....	8
3.2	Regulatory Context .....	8
3.2.1	Environmental Impact Assessment Screening Legislative and Regulatory Context.....	8
3.3	Field Based Studies .....	8
<b>4</b>	<b>RECEIVING ENVIRONMENT .....</b>	<b>9</b>
<b>5</b>	<b>EIA SCREENING .....</b>	<b>14</b>
5.1	Mandatory EIAR Screening .....	14
5.2	Sub-threshold Screening for EIAR .....	14
5.2.1	Characteristics of the Potential Development .....	16
5.2.2	Location of Proposed Development.....	17
5.2.3	Types and characteristic of potential impacts.....	19
<b>6</b>	<b>CONCLUSIONS .....</b>	<b>21</b>

**7 REFERENCES .....22**

**FIGURES**

Figure 1-1: Site Location ..... 1  
Figure 1-2: Extract SDCC Planning Portal, 11/06/2021 ..... 2  
Figure 4-1: Site Context ..... 9  
Figure 4-2: Extract <https://www.floodinfo.ie/map/floodmaps/> 11/06/2021 ..... 10  
Figure 4-3: EPA Maps excerpt SAC, SPA, National Parks, 11/06/2021 ..... 11  
Figure 4-4: Excerpt EPA Maps, EPA licensed Sites, 11/06/2021 ..... 12  
Figure 4-5: Excerpt EPA Maps Lden Strategic Noise, 11/06/2021 ..... 13

**TABLES**

Table 5-1: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations (2001 – 2019) ..... 15  
Table 5-2: Characteristics of the proposed development ..... 16  
Table 5-3: Location of Proposed Development ..... 17  
Table 5-4: Characteristics of Potential Impact ..... 19

# 1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by RKD Architects Ltd on behalf of Equinix (Ireland) Ltd. to undertake an Environmental Impact Assessment (EIA) Screening Report, for the construction of a Data Centre and all ancillary works (Proposed Development), at Profile Park, Kilcarbery, Dublin, Co. Dublin (OS Reference O 04052 30807).

The Proposed Development consists of the construction of a data centre building and associated car parking. The site is located at the main entrance to Profile Park and a portion of the site forms the northern boundary to Profile Park. The location of the proposed development ('the Site') is shown in Figure 1-1.

**Figure 1-1: Site Location**



This EIA Screening Report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the Proposed Development. This screening exercise was undertaken in two stages:

- Stage 1 considered the requirement for a mandatory EIA; and,
- Stage 2 considered the requirement for a sub-threshold EIA.

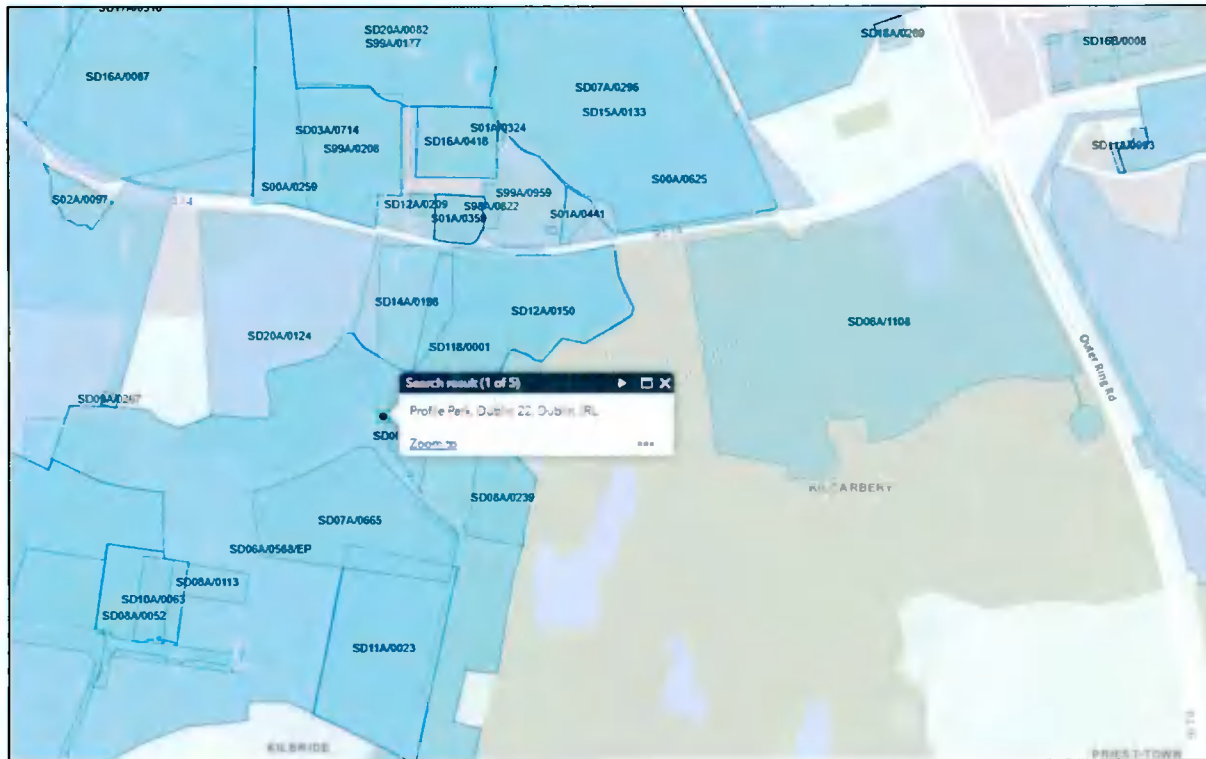
As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities were considered in addition to the interrelationship between those environmental sensitivities.

This EIA Screening Report will be submitted as part of the overall planning submission.

## 1.1 Previous Planning History

The Site is located west of the M50 and south of the Nagor road. Figure 1-2 below, shows the locality within the South Dublin County Council planning portal.

Figure 1-2: Extract SDCC Planning Portal, 11/06/2021



SD12A/0150 - Erection of a 2.4m high perimeter fence along Nangor Road boundary (approximately 250m long) with separate entrance gates for vehicular, bicycle and pedestrian access; construction of a single storey security hut with security barriers

Granted 22/10/2012.

Link <http://www.sdublincoco.ie/Planning/Details?regref=SD12A%2F0150>

SD06A/0568 - Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.

Granted 30/11/2006

Link <http://www.sdublincoco.ie/Planning/Details?regref=SD06A%2F0568>

SD118/0001 - Construct a new access road off the Nangor Road, Clondalkin Dublin 22 as described below: - • Construction of new single and dual carriageway in 2 phases; • Construction of cycle tracks and footpaths; • Provision of drainage and associated features; • Provision of public lighting and signing; • Relocation of services where necessary; • Provision

of other services where necessary. Plans and particulars of the proposed development are available for inspection at: - South Dublin County Council, County Hall, Tallaght, Dublin 24, between the hours of 9:30am - 12:45pm and 2:00pm - 4:30pm Monday to Thursday and 9.00 am -4.00 pm Friday and South Dublin County Council, Civic Offices, Clondalkin, Dublin 22 between the hours of 9:30am -12:45pm and 2:00pm - 4:30pm Monday to Thursday and 9.30 am -4.00 pm Friday from Monday 16th May 2011-Monday 27th June 2011. Submissions and observations with respect to this matter, dealing with the proper planning and sustainable development of the area, in which the development would be situated, may be made in writing to: The Senior Executive Officer, Corporate Services South Dublin County Council, County Hall, Tallaght, Dublin 24 or by email to: [developdept@sdblincoco.ie](mailto:developdept@sdblincoco.ie). Closing date for receipt of submissions is up to and including 12.00 noon on Monday 11th July 2011.

Submitted under PVIII by South Dublin County Council in 16/05/2011

Link <http://www.sdblincoco.ie/Planning/Details?regref=SD118%2F0001>

SD06A/0568/EP - Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.

Permission to extend duration of permission granted 13/01/2012.

Link <http://www.sdblincoco.ie/Planning/Details?regref=SD06A%2F0568%2FEP>

## 1.2 Site Zoning

The County Development Plan 2016-2022 notes:

*The settlement of Clondalkin is 11 kilometres west of Dublin City. Clondalkin is a secondary administrative centre for South Dublin County and a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. Its town centre includes shopping facilities, civic and administrative services and associated commercial, cultural and community facilities. Outside of the centre, the area is characterised by low density suburban neighbourhoods that are based around a polycentric network of local retail centres. Lands at Clonburris were initially designated as a Strategic Development Zone (SDZ) by Government Order in 2006. An extended SDZ boundary area was designated in 2015. Clonburris represents a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor and development in Clonburris will be subject to an approved SDZ Planning Scheme. There is also significant potential for development on brownfield lands adjacent to Clondalkin Town Centre*

Profile Park is an IDA managed industrial park, targeting data centres. Their website (<https://www.profilepark.com/index.php/the-park/>) notes:

*“Profile Park comprises a 100 acre (40.5 Ha) fully enclosed, private business park which has been developed to the highest of standards to provide truly world-class infrastructure and finishes throughout. Strategically located on the outskirts of Dublin City the Park is easily accessible from the major arterial roads in the City including the M50, M7 and M4, and is served by excellent public transport links also.*

*Having recently sold a total of 60 acres to Google and Digital Realty Trust, the remaining approximately 40 acres in the Park is now immediately available and “Shovel-Ready” to satisfy further data centre requirements.*

*Profile Park is the very heart of what is rapidly becoming “Ireland’s Data Centre Cluster” with Google, Microsoft, Digital Realty Trust and Telecitec all located in the immediate vicinity.”*

### **1.3 Need for the Proposed Development**

Data centres play a fundamental role in our society and digital economy. Everything that happens online, needs to be housed in data centres. Data centres house many digital applications and thus form the foundation of the internet. These data centres comprises of servers and other digital equipment, where files are stored, important software runs, and data is exchanged between different networks that form a data distribution hub. Data centres support a wide range of activities of the government, business, and society.

They therefore form an important part of our critical digital infrastructure, contribute to the national economy.



## 2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Context

The Site is located within the townlands of Ballybane, Dublin 22, in the Profile Park business park. The Site of the proposed development is ca.2.649 hectares (ha). Under the South Dublin County Development Plan 2016-2022, the Site is zoned under objective EE which aims to, 'provide for enterprise and employment related uses.'

The Site is accessed from the existing Site entrance off Profile Park Road, which borders the western Site Boundary, via the R134 Regional Road that runs parallel to the northern Site boundary.

The Site currently comprises a construction compound, disturbed ground and spoil heaps, which are currently overgrown with vegetation. A drainage ditch runs along the southern and eastern Site boundary adjacent to a mature hedgerow / treeline. The Baldonnel Stream is located within close proximity to the southwestern corner of the Site. The Grange Castle Golf Club borders the southern and eastern Site boundaries.

### 2.2 Proposed Development

The proposed development will consist of the following:

- Construction of a 3 storey (part 4 storey) data centre known as 'DB8.' The total gross floor area excluding hot air plenums and external staircase is ca.9,601m<sup>2</sup>. The overall height of the data centre ranges from ca.16m to ca.20m to roof level and ca.20m to ca.24m including roof top plant, flues and lift overrun. This building will include:
  - Data halls,
  - Electrical / plant rooms,
  - Offices,
  - Lobbies,
  - Ancillary staff areas including breakrooms and toilets,
  - Stores,
  - Stair/lift cores throughout and photovoltaic panels at roof level.
- Provision of 5No. external generators, 8No. fuel tanks and ancillary plant contained within a plant yard to the north of DB8;
- Provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8;
- Provision of a sprinkler pump room (ca.23m<sup>2</sup>), 2No. sprinkler tanks (ca.12m high each), heat recovery plant room (ca.17m<sup>2</sup>), ESB substation (ca.44m<sup>2</sup>), waste/bin stores (ca.52m<sup>2</sup>). Total floor area of ancillary structures and plant (ca.303m<sup>2</sup>);
- Provision of a delivery yard and loading bays, 64No. car parking spaces, 5No. motorcycle spaces, bicycle shelter serving 14No. spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue;
- All associated Site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing;

It should be noted that no buildings are proposed above the existing ESB wayleave or the SDCC watermain wayleave to the west and north of the Site. Also the area to the southwest

of the Site is reserved for a future data centre, which will be subject to a separate application to South Dublin County Council;

## **2.2.1 Drainage**

### **2.2.1.1 Surface Water**

All stormwater from the roof and yard areas will be directed via rainwater pipes into an onsite recirculation system. The outflow from this system will be connected into the surface water drainage network collecting run-off from the road areas and will be discharged into a proposed attenuation pond and 3No. below ground storage tanks, refer to Drawing No.DB080-PIN-00-ZZ-DR-C-PLAN-1205-P02.

Prior to reaching the proposed attenuation pond, stormwater from the carpark and access roads will be directed through porous asphalt into a series of onsite gullies and channels which will drain into below ground gravity sewers via an appropriately sized and approved petrol interceptor.

A hydro brake will ensure that water discharging to the drainage ditches surrounding the Site will be kept to green-field runoff rates. The engineering report confirms that this ditch network has capacity to accommodate the proposed discharge from the Site.

### **2.2.1.2 Foul Drainage**

It is proposed to discharge foul water from the proposed development via a 225mm gravity foul sewer outfall at the end of a 100mm pumped main. This drainage infrastructure will connect into the existing 225mm spur connection on the Profile Park sewer line. Foul drainage from this point will be directed to the mains sewer. According to the Engineers Report, the existing foul sewer reticulation network has adequate capacity to cater for the proposed effluent discharge and there are no known issues within the existing drainage infrastructure.

No process water is associated with the normal operation of the Proposed Development.

## **2.2.2 External Lighting**

External lighting will be provided outside the main structures and within the car-parking areas. A lighting plan has been submitted as part of the overall planning application.

## **2.2.3 Landscaping**

The Proposed Development design includes for boundary landscaping works. The proposed layout masterplan, reference DB080-RKD-00-ZZ-DR-A-SITE-1020, presents both boundary and internal Site breakout landscaping works.

## **2.3 Construction Procedures**

During the construction phase, the methods of working will comply with all relevant legislation and best practice guidelines in reducing the environmental adverse effects of the works. Although construction phase adverse effects are generally of a short-term duration and are localised in nature, the adverse effects will be reduced as far as practicable through compliance with current construction industry guidelines.

A Construction Environmental Management Plan (CEMP) has been prepared and submitted as part of this application for the proposed works. The following Construction Industry Research and Information Association (CIRIA) guidance has been referred to and will be adhered to during the construction phase of the project to prevent water pollution:

- C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors (CIRIA, 2011);
- CIRIA C741- Environmental Good Practice on Site (4<sup>th</sup> edition) (CIRIA, 2015);

- Guidance for the Treatment of Bats Prior to the Construction of National Road Schemes (NRA, 2006); and,
- Guidance for the Treatment of Badgers Prior to the Construction of National Road Schemes (NRA, 2006).
- Guidelines on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads (NRA, 2010); and,
- All works will be undertaken in accordance with the 'Requirements for the Protection of Fisheries Habitat during Construction and Development' (Inland Fisheries Ireland , 2016).

A temporary construction compound will be set up within the northern section of the Site away from the Baldonnel stream.

It is envisaged that the construction works will commence in Q4 2021 and take approximately 26 months to complete.

Works will be limited to:

- Monday - Friday 07:00 hours – 19:00 hours
- Saturday 07:00 hours – 14:00 hours
- Sundays and Public Holidays Closed

An Ecological Clerk of Works (ECoW) will be appointed to the project and will inspect the Site in advance of works commencing and will undertake monthly Site inspections during the works as well as being present during any works adjacent to or near any waterbodies or the trees lines to ensure that they will be completed in line with the mitigation measures detailed within the CEMP.

## 3 METHODOLOGY

### 3.1 Desk Based Studies

In undertaking this EIA Screening Assessment, a detailed desk-based study was undertaken that included a review of the following information:

- Relevant legislation and guidance;
- Relevant published information pertaining to the Site and surrounding area in regard to all of the stipulated EIAR topics; and,
- Information supplied by the client in relation to the proposed development.

### 3.2 Regulatory Context

#### 3.2.1 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16<sup>th</sup> May 2017 and regulations transposing it into national legislation were signed into law on 19<sup>th</sup> July 2018 as the Planning and Development (Amendment) Act 2018 (Statutory Instrument, 2018). There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU. The project types and thresholds set out in the 2001-2010 Regulations remain in effect.

To determine whether it is required to undertake an EIA for the proposed Development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended) (Statutory Instrument, 2001); and,
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive') (European Parliament, 2014).

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening (EU, 2017);
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development (DEHLG, 2003);
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports Draft (EPA, 2017); and,
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment (DHPLG, 2018).

### 3.3 Field Based Studies

Habitat surveys were undertaken on November 6<sup>th</sup>, 2020, by two (2No.) suitably qualified MOR Ecologists, with an updated survey completed on the 7<sup>th</sup> of June 2021. These surveys aimed to assess the extent and quality of habitats present on the Site and to identify any potential ecological receptors.

## 4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site.

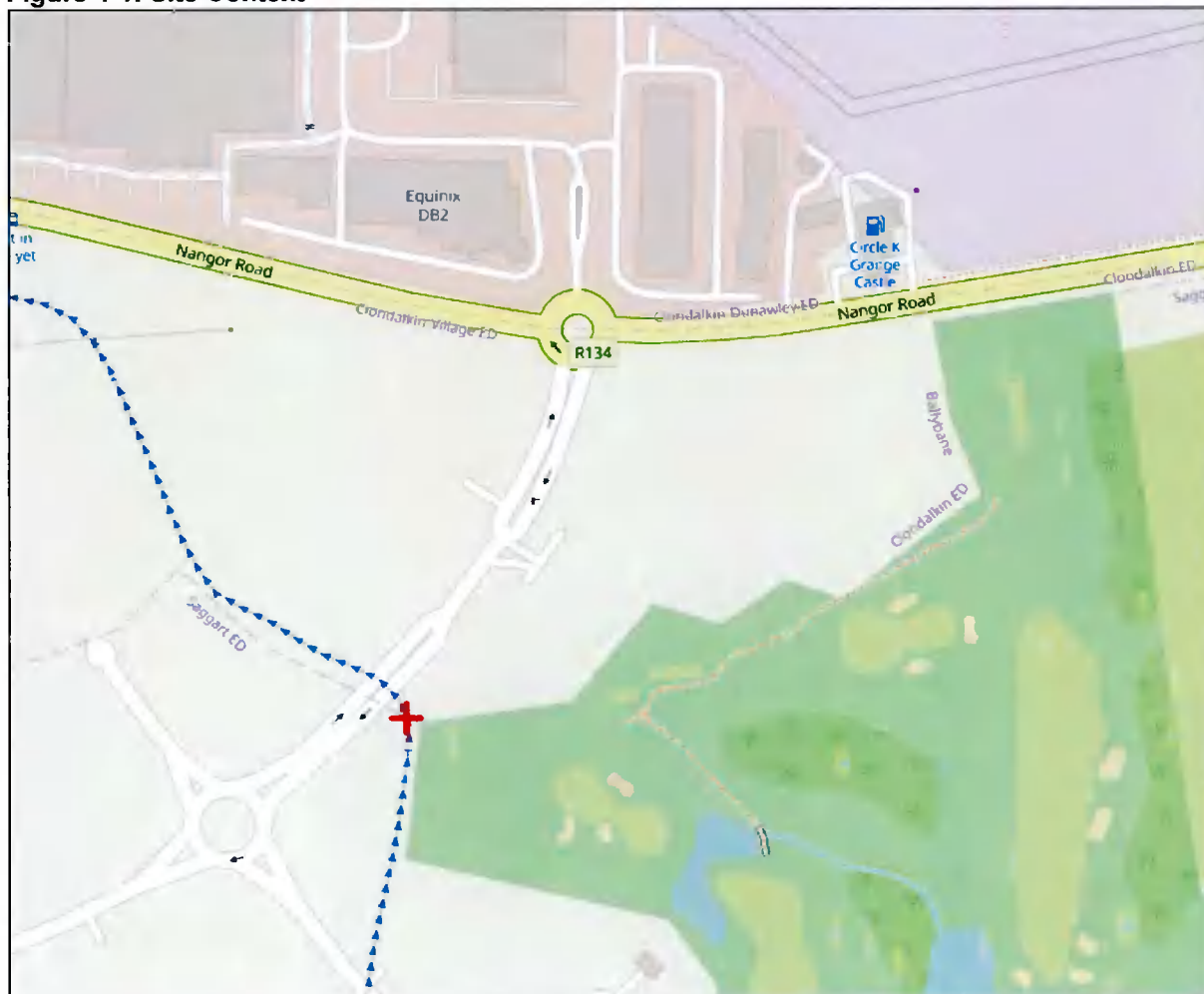
The lands to the immediate east and south comprises the outer grounds of Grange Castle Golf Club. The northern boundary is bounded by the Nagor Road (regional road R134). Beyond the R134 is the Kilcarbery Park a commercial and industrial park.

To the south and west the grounds of Profile Park extend, providing lands serviced and ready for the development of a data centre specifically.

The site comprises the opening site for Profile Park, facing onto the regional road. The general locality therefore changes from amenity to the east to commercial and industrial /warehousing to the west and north.

The closest surface water is Baldonnel stream to the southwest, refer to figure 4-1.

**Figure 4-1: Site Context**



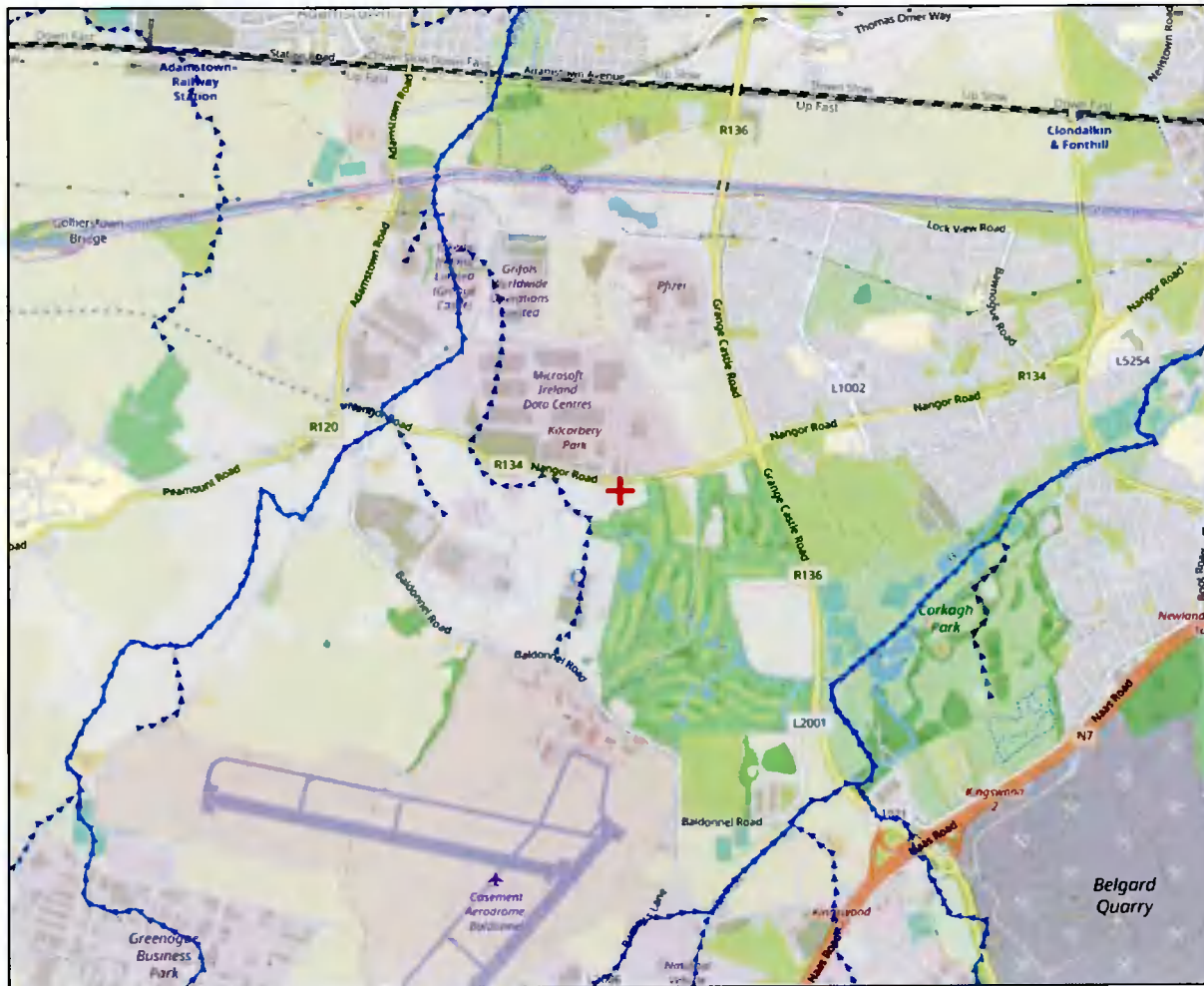
Floodinfo.ie was reviewed on 11/06/2021 and confirms that there are no likely flood events on the Site, refer to figure 4-2 below this shows all rivers with high, medium and low risk of flooding and their extents.

Figure 4-2: Extract <https://www.floodinfo.ie/map/floodmaps/> 11/06/2021



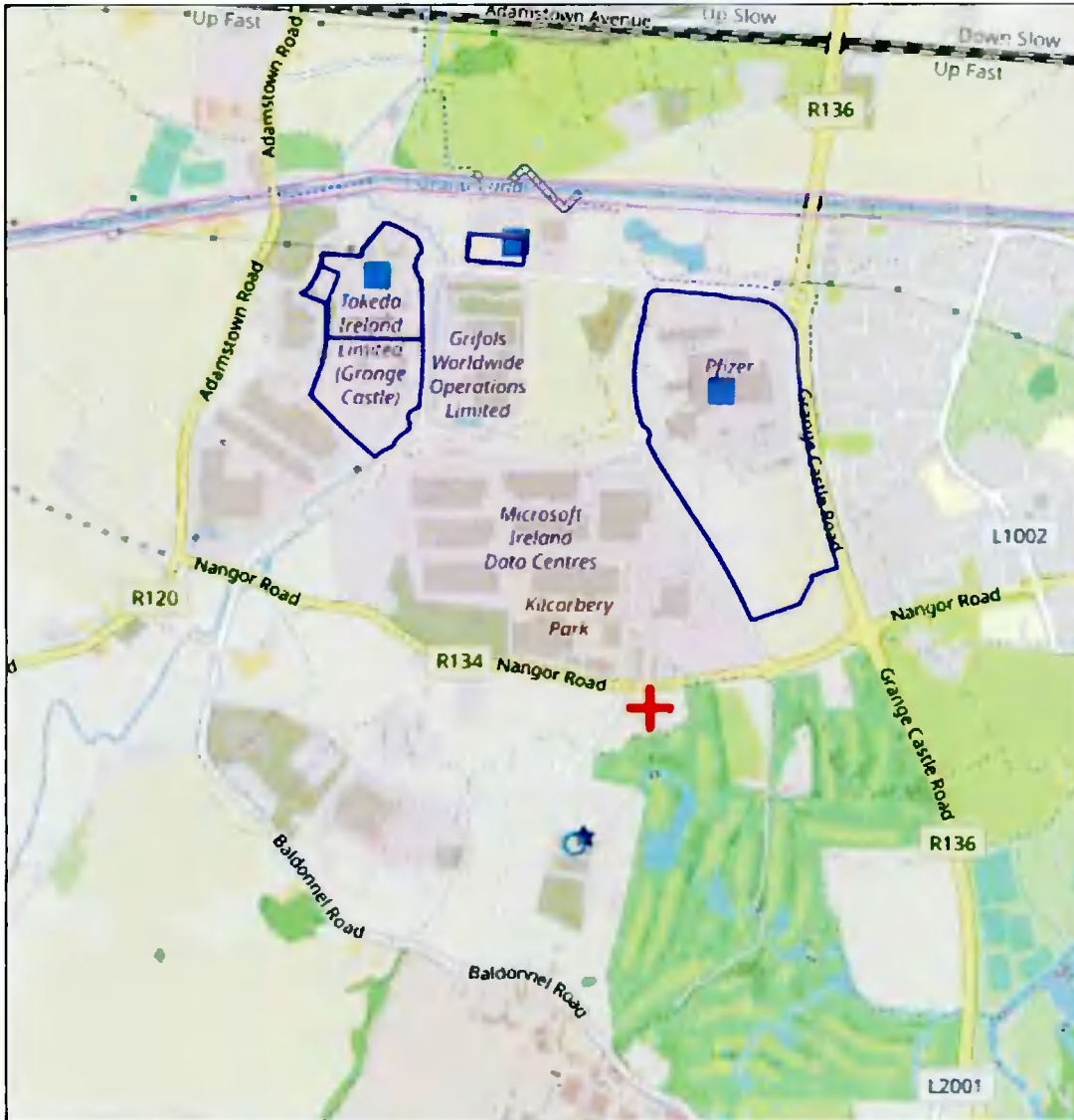
There are no SAC, SPA, National Parks adjoining or in close proximity to the Site, refer to Figure 4-3 below.

Figure 4-3: EPA Maps excerpt SAC, SPA, National Parks, 11/06/2021.



The closest EPA licensed sites are both located to the north of the Site at over 290m.

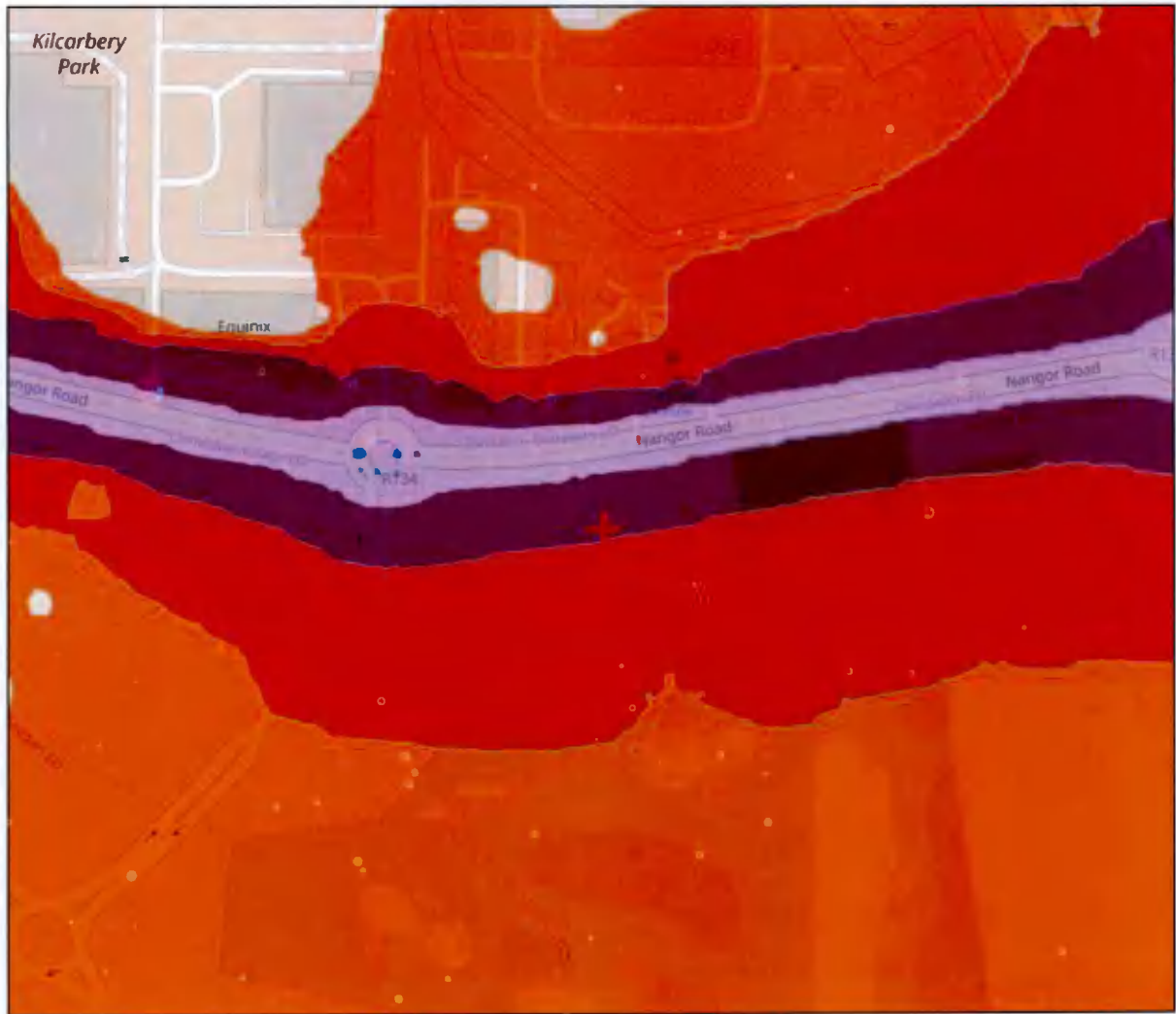
Figure 4-4: Excerpt EPA Maps, EPA licensed Sites, 11/06/2021



The Site is in a strategically noise mapped location for road noise, refer to Figure 4-5 below.



Figure 4-5: Excerpt EPA Maps Lden Strategic Noise, 11/06/2021



## 5 EIA SCREENING

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

### 5.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations (as amended) which relate to the Proposed Development. The Proposed development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

Class 10 (a) of Part 2 - Industrial estate development projects, where the area would exceed 15 hectares.

However, the Site, including the 'Future Development', is significantly below this threshold.

The proposed development does not result in development of a class listed in Part 1, or paragraphs 1 to 9 and 11-12 of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended. Mandatory EIA is therefore not required.

It is further noted that planning application SD06A/0568 which sought authorisation for Profile Park, submitted an Environmental Impact Statement (EIS), which covers the development of the lands in question for an industrial estate, reference

<http://www.sdublincoco.ie/Planning/Details?regref=SD06A%2F0568>.

### 5.2 Sub-threshold Screening for EIAR

Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR or not. This is done by consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations, as amended.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum's of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the Project and will naturally vary on a case by case basis and require greater investigation and diligence in appraisal and precise determination of depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment, in which case an EIA is also required. These criteria include the following:

- Characteristics of proposed development;
- Location of proposed development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 5-1, were considered for the proposed development under the topics recommended in EIAR guidance documents.

**Table 5-1: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations (2001 – 2019)**

**1.Characteristics of proposed development**

The characteristics of proposed development, in particular –

- a) the size and design of the whole of the proposed development,
- b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c) the nature of any associated demolition works,
- d) the use of natural resources, in particular land, soil, water and biodiversity,
- e) the production of waste,
- f) pollution and nuisances,
- g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and

the risks to human health (for example, due to water contamination or air pollution).

**2. Location of proposed development**

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to -

- a) the existing and approved land use,
- b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- c) the absorption capacity of the natural environment, paying particular attention to the following areas:
  - I. wetlands, riparian areas, river mouths;
  - II. coastal zones and the marine environment;
  - III. mountain and forest areas;
  - IV. nature reserves and parks;
  - V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
  - VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
  - VII. densely populated areas;

landscapes and sites of historical, cultural or archaeological significance.

**3.Types and characteristics of potential impacts**

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—

- a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b) the nature of the impact,
- c) the transboundary nature of the impact,

- d) *the intensity and complexity of the impact.*
- e) *the probability of the impact,*
- f) *the expected onset, duration, frequency and reversibility of the impact.*
- g) *the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and*
- h) *the possibility of effectively reducing the impact.*

### 5.2.1 Characteristics of the Potential Development

Table 5-2 details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), considered and provides an assessment relating to the same.

**Table 5-2: Characteristics of the proposed development**

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
a) The size and design of the whole of the proposed development.	The size of the proposed development area is approximately ca.2.649, principally designed for large buildings and ancillary works including access road and landscaping.	Screened out
b) The cumulation with other existing development and or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	The Proposed Development will be similar to the existing industrial infrastructure located within Profile Park and be in keeping with the core objectives of Profile Park.  Planning application SD06A/0568 included an EIS for the development of the overall industrial park and would have envisaged the development of multiple industrial units, such as the Proposed Development.	Screened out
c) The nature of any associated demolition works.	No demolition work of existing buildings or structures will be required for the provision of the Proposed Development.	Screened out
d) The use of natural resources, in particular land, soil, water and biodiversity.	The development of the Site will require earthworks involving movement of soil material and regrading of ground.  The reuse of soil / rock materials from within the Site, as per the Circular Economy principles, will be undertaken. Therefore, the environmental impact of hauling materials from the Site to licensed disposal facilities will be minimised.  The use of natural resources is deemed to be modest and not to a scale that would warrant an EIA.	Screened out
e) The production of waste.	The construction phase of the proposed development will likely generate waste such as plastic wrapping, strips, containers, polystyrene and wooden pallets etc. Waste will be collected and segregated on-site before being removed off-site and recycled or disposed of at a licensed waste facility.	Screened out

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>If any unsuitable materials are encountered, they will have to be removed offsite to a suitably permitted or licensed facility. Given the current site conditions it is not envisaged that any unsuitable materials will be generated.</p> <p>During the operational phase wastes will be managed in accordance with relevant procedures and all relevant waste management legislation.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	
f) Pollution and Nuisances	<p>Construction works will be subject to the standard health and safety controls and will be short-term in nature.</p> <p>The development will, under normal operations, present minimal emission to the environment therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
g) The risk of major accidents, and/ or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	<p>Potential risks associated with the construction phase include uncontrolled release of pollutants through a major construction related accident through uncontrolled construction works.</p> <p>The national flood hazard mapping was consulted. No historic flood events were noted within the Site or within close proximity.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
h) The risks to human health (for example, due to water contamination or air pollution).	<p>The Site is located within an area of low population density. There would be limited risks to human health during the construction phase. The potential for human health impacts during this phase would be largely limited to those associated with noise and dust.</p> <p>The proposed development will not likely create significant risk to human health during normal operation and therefore an EIA is not required on this basis.</p>	Screened out

## 5.2.2 Location of Proposed Development

A description of the location of the proposed development, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 5-3 details the criteria considered and provides an assessment relating to same.

**Table 5-3: Location of Proposed Development.**

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -	Screening Assessment	EIA Screened In / Out
a) The existing and approved land use.	The Site is authorised for an industrial park, with specific core business for data centres.	Screened out

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -	Screening Assessment	EIA Screened In / Out
	<p>The proposed development is in keeping with the designation of Profile Park.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	
<p>b) The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground.</p>	<p>The mature hedgerow / treeline on the boundary of the Site have been the subject of a specialist assessment. The findings of these assessments have been taken into consideration as part of the design and landscaping of the Proposed Development and will be retained.</p> <p>Development of this surface area will not have a significant impact on the quality and regenerative capacity of natural resources in the area. No significant impacts related to the proposed development are predicted with such measures in place and therefore, an EIA is not warranted in this regard.</p>	<p><b>Screened out</b></p>
<p>c) The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>(i) wetlands, riparian areas, river mouths;</li> <li>(ii) coastal zones and the marine environment;</li> <li>(iii) mountain and forest areas,</li> <li>(iv) nature reserves and parks,</li> <li>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> <li>(vii) densely populated areas;</li> <li>(viii) landscapes and sites of historical, cultural or archaeological significance</li> </ul>	<p>The proposed development does not contain or is not likely to affect any of the criteria/ areas: (iii), (iv) and (vii). An examination of the potential effects on the remaining criteria is undertaken below:</p> <p><b>(i) (ii) (iii) (iv) (vi) (vii) and (viii)</b> These habitats are not in proximity to the site.</p> <p><b>(v)</b> A NIS has been undertaken in relation to the proposed development and will be submitted with the planning application. The NIS concluded that there is potential for direct &amp; indirect effects on Natura 2000 designated areas and to qualifying Annex II species, without specific and appropriate pollution control and work control / disturbance avoidance measures being employed. The NIS will be submitted to appropriately assess, avoid and mitigate against these potential impacts. Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>Therefore, an EIA is not required to ensure careful design, assessment and mitigation as part of an EIA process.</p>	<p><b>Screened out</b></p>

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -	Screening Assessment	EIA Screened In / Out

### 5.2.3 Types and characteristic of potential impacts

Table 5-4 details the screening assessment relating to the types and characteristics of potential impacts, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019).

**Table 5-4: Characteristics of Potential Impact**

The likely significant effects on the environment of proposed development taking into account:	Screening Assessment	EIA Screened In / Out
a. The magnitude and spatial extent of the impact (for example, geographical area and size of the affected population).	The Proposed Development encompasses a site area of less than 5Ha, within an approved industrial park. The site has connections to all relevant services needed to support the operational phase of the development.	Screened out
b. The nature of the impact.	<ul style="list-style-type: none"> <li>• During construction short term impacts in relation to noise, dust, and water runoff are a risk, however these risks are common to any construction project and can be adequately controlled through standard construction controls.</li> <li>• Operational phase will present minimal onsite emission other than storm water, which will be collected and directed through the onsite attenuation pond.</li> </ul> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
c. The transboundary nature of the impact.	There will be no transboundary impacts due to the proposed development.	Screened out
d. The intensity and complexity of the impact.	<p>The operation of the Proposed Development will be relatively simple, with limited environmental emissions. The key resource consumed will be electricity, to power the large server arrays and the necessary internal environmental controls these require to work at optimal efficiency.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
e. The probability of the impact.	<p>Normal operations are unlikely to result in local direct impacts. The supply of power is separately assessed by the independent energy suppliers, such as wind, solar, hydro, biomass and importation, all of which will be subject to separate planning consents.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
f. The expected onset, duration, frequency and	In the Medium (7-15 Years) and Long-term (15-60 years) duration, the nature of the Proposed Development operations will be like other data centres. In the event of a requirement to reverse the impacts from the operation the Site can be shut down, and the	Screened out

The likely significant effects on the environment of proposed development taking into account:	Screening Assessment	EIA Screened In / Out
reversibility of the impact.	buildings re-purposed or demolished, returning the land to a similar condition as to pre-development conditions.  Further assessment on potential impacts in the context of an EIA is not warranted.	
g. The cumulation of the impact with the impact of other existing and/ or development the subject of a consent for proposed development for the purposes of section 172 (1 A) (b) of the Act and/ or development subject of any development consent for the purposes of Environmental Impact Assessment Directive by or under any other enactment,	Profile Park is an established business park for data centre development authorised in 2006, with a holistic assessment conducted prior to the development of the serviced sites. This Proposed Development fits with the scope and nature of the locality.  Therefore, further assessment on potential impacts in the context of an EIA is not warranted.	Screened out
h. The possibility of effectively reducing the impact.	The limited emissions associated with the operation of the Proposed Development and the need for the activity to ensure a carefully controlled interior environment will ensure the emission from the activities are controlled and maintained during the lifetime of the site.  It is unlikely that undertaking an EIA would result in further reduction of these potential impacts, therefore further assessment on potential impacts in the context of an EIA is not warranted.	Screened out



## **6 CONCLUSIONS**

This EIA screening assessment report has reviewed the potential for the Proposed Data Centre Equinix DB8 and associated works at Profile Park, Co. Dublin to be considered as an EIA development.

Based on the findings of this EIA screening assessment, the Proposed Development does not require a mandatory EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted.

There is no requirement to submit an EIAR in support of the planning application for the proposed development.

## 7 REFERENCES

- CIRIA. (2011). *C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors*.
- CIRIA. (2015). *C741 - Environmental Good Practice on Site (4th edition)*.
- DEHLG. (2003). *Guidelines for Consent Authorities regarding Sub-threshold Development*. Retrieved from <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/Environment/Miscellaneous/FileDownload%2C1804%2Cen.pdf>
- DHPLG. (2018). *Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*.
- EPA. (2017). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports Draft*.
- EU. (2017). *Environmental Impact Assessment of Projects. Guidance on Screening*.
- European Parliament. (2014). *Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment Text with EEA relevance*.
- Inland Fisheries Ireland . (2016). *Guidance and Protection of Fisheries during Construction Works in an adjacent to Water* . Dublin: IFI.
- NRA. (2006). *Guidelines for the Treatment of Badgers prior to the Construction of National Road Schemes*. Dublin: National Roads Authority.
- NRA. (2006). *Guidelines for the Treatment of Bats prior to the Construction of National Road Schemes*. Dublin: National Roads Authority .
- NRA. (2010). *Guidelines on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads*. National Roads Authority.
- Statutory Instrument. (2001). *the Planning and Development Regulations (as amended)*.
- Statutory Instrument. (2018). *The Planning and Development (Amendment) Act*. Dublin: office of the Attorney General.