

Addendum to the
Environmental Impact
Assessment Report

NISA
North Irish Sea Array

Volume 4 - Onshore Chapters

Chapter 26

Material Assets



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26. Material Assets

North Irish Sea Array Windfarm Ltd (NISA, hereafter referred to as ‘the Developer’) has been considering the Request for Further Information (RFI) issued by An Bord Pleanála (now An Coimisiún Pleanála) as well as the third-party submissions received following public consultation. At An Coimisiún Pleanála’s behest, the Developer has also continued to consult with stakeholders in respect of the 2024 planning application throughout 2024-2026. The Developer has refined elements of the design to respond to the third-party submissions, the continued public and stakeholder consultation and the RFI. Amendments are therefore required to Chapter 26: Material Assets of the 2024 Environmental Impact Assessment Report (EIAR). Full details of consultation undertaken can be found in Appendix A1.2 in the Addendum to the EIAR.

For the purposes of clarity, this document shall be read in conjunction with the Chapter 26 submitted as part of the 2024 EIAR.

Any cross reference to a chapter, section, table, image, figure or appendix within this document is to another location within the Addendum to the EIAR unless explicitly stated otherwise. Any cross reference to anything included in the 2024 EIAR will be clearly labelled as such.

Text in bold is only used throughout this document to indicate where changes are required, and why they are required. Text in italics is text from a section of the 2024 EIAR which is deleted, or quotations from other documents (as explicitly stated). Replacement text is in normal font.

Tables which have been updated from the 2024 EIAR, or entirely new tables, have been included in the Addendum to the EIAR. These tables can be identified by the “A” prefix in the table caption. Any changes within the updated table, in comparison to tables within the 2024 EIAR, are indicated by grey shading in the relevant cell, column or row, as necessary. The exception here is where a table has been replaced in its entirety.

The section relevant to Chapter 26 in the RFI is included below.

RFI Section	RFI	Relevance to Chapter
1 (b)	The scientific information provided as part of the planning application documentation should be based on up-to-date survey reports and data. Accordingly, the applicant is requested to confirm/provide justification/verification that the information submitted in support of the planning application remains relevant and appropriate at the point of submitting further information or to update same as required.	The timeframes associated with the RFI have necessitated a review of the datasets previously used in the 2024 EIAR to ensure any necessary updates to the baseline environment are captured. Therefore, a review of the baseline environment has been undertaken to comply with RFI Section 1 (b).
5	The Marine Institute in their observation raises concerns in relation to the methodology applied in the submitted cumulative effects assessment and the manner in which the information is presented, noting the lack of a standard Irish methodology in relation to CEA. The applicant is advised that guidance exists in the UK, namely <u>Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment - GOV.UK</u> , September 2024 (NSIP, 2024). The applicant is requested to revise the submitted cumulative assessment in line with NSIP (2024) and submit a standalone document to clearly demonstrate the CEA conclusions. In the interests of consistency and transparency, the applicant is requested to complete the assessment in accordance with the templates provided in the NSIP (2024), namely “ <i>Appendix 1: Matrix 1 – Identification of ‘other development’ for CEA</i> ” and “ <i>Appendix 2: Matrix 1 – Assessment matrix</i> ” (see attached Appendix B).....	A revised CEA, which considers the methodology and template provided in the <u>Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment - GOV.UK</u> , September 2024 (NSIP, 2024), has been prepared. The revised CEA is provided in Chapter 38 Cumulative and Inter-Related Effects and Appendix A38.1 – Onshore Long List. The update to this chapter in relation to this, is provided in Section 26.9

RFI Section	RFI	Relevance to Chapter
13 (e)	The applicant is requested to review the draft [Flemington] LAP (or adopted LAP, where updated at time of this observation) and update the submitted application documentation accordingly, having regard in particular to potential for visual impacts from the substation on the draft LAP lands, potential traffic implications given the proposed access to the LAP lands directly adjoins the proposed access to the substation, and potential noise implications from the substation on the adjoining residential zoned lands.	Subsequent to the submission of the Planning Application, the draft Flemington Local Area Plan (LAP) was issued for consultation in September 2024 and was adopted by Fingal County Council in December 2024. This LAP, which consists of maps and a written statement, relates to currently rural lands adjacent to the southern boundary of the Grid Facility. The update to this chapter in relation to this, is provided in Section 26.3.

26.1 Introduction

There are no changes required to this section. Refer to Section 26.1 of Chapter 26 in the 2024 EIAR.

26.2 Methodology

26.2.1 Introduction

There are no changes required to this section. Refer to Section 26.2.1 of Chapter 26 in the 2024 EIAR.

26.2.2 Study Area

There are no changes required to this section. Refer to Section 26.2.2 of Chapter 26 in the 2024 EIAR.

26.2.3 Relevant Guidance and Policy

There are no changes required to this section. Refer to Section 26.2.3 of Chapter 26 in the 2024 EIAR.

26.2.4 Data Collection and Collation

There are no changes required to this section. Refer to Section 26.2.4 of Chapter 26 in the 2024 EIAR.

26.2.5 Impact Assessment Methodology

There are no changes required to this section. Refer to Section 26.2.5 of Chapter 26 in the 2024 EIAR.

26.2.5.1 Sensitivity of the Receptor

There are no changes required to this section. Refer to Section 26.2.5.1 of Chapter 26 in the 2024 EIAR.

26.2.5.2 Magnitude of Impact

There are no changes required to this section. Refer to Section 26.2.5.2 of Chapter 26 in the 2024 EIAR.

26.2.5.3 Significance of Effect

There are no changes required to this section. Refer to Section 26.2.5.3 of Chapter 26 in the 2024 EIAR.

26.3 Baseline Environment

There are no changes required to the introductory text in this section. Refer to Section 26.3 of Chapter 26 in the 2024 EIAR.

26.3.1 Land-Use and Properties

26.3.1.1 Landfall site

There are no changes required to this section. Refer to Section 26.3.1.1 of Chapter 26 in the 2024 EIAR.

26.3.1.2 Grid Facility

In the 2024 EIAR, two paragraphs describing the onshore cable route were mistakenly included in Section 26.3.1.2 instead of Section 26.3.1.3. Therefore, the following paragraphs shall be deleted from Section 26.3.1.2 of Chapter 26 of the 2024 EIAR:

“The onshore cable route is approximately 33-35km in length and will be routed along public roads as much as possible apart from the connection point to the existing transmission network (at Belcamp substation) and where it is necessary to divert the route off the road for technical reasons. It passes through several urban areas including Balbriggan, Swords, and the northern boundaries of Dublin City Council (DCC). Smaller rural communities within the onshore cable corridor include Balrothery and Knock Cross.

Multiple industrial estates are also situated adjacent to the proposed development including the M1 Business Park, Blakes Cross Industrial Estate, and Turvey Business Park. A detailed description of the onshore cable route including the interfaces with public roads is provided Section 7.5.2 of the Onshore Description Chapter. Of note, the onshore cable route will pass beneath the M1 Motorway. In addition, the onshore cable route will interface with 25no. watercourses.”

In addition, following the submission of the planning application for the proposed development in June 2024, the Flemington Local Area Plan (LAP) was published in December 2024. The area of focus for the Flemington LAP covers the lands immediately to the south of the grid facility which is currently zoned for residential development (RA) in the Fingal County Council Development Plan (2023-2029), as noted in Section 26.3.1.2 of the 2024 EIAR. Therefore, in accordance in RFI 13 (e) further information on the Flemington LAP is provided in Section 3.8.2 in Chapter 3.

Therefore, the following text shall be deleted from Section 26.3.1.2 of Chapter 26 of the 2024 EIAR:

“The lands immediately to the south of the proposed development are zoned for residential development (RA) in the Fingal County Council Development Plan (2023-2029).”

And replaced with:

The lands immediately to the south of the proposed development are zoned for residential development (RA) in the Fingal County Council Development Plan (2023-2029). The Flemington Local Area Plan, which was adopted in December 2024, includes a new residential neighbourhood on these lands.

There are no further changes required to this section. Refer to Section 26.3.1.2 of Chapter 26 of the 2024 EIAR.

26.3.1.3 Onshore Cable Route

As noted in Section 26.3.1.2 in the 2024 EIAR, two paragraphs describing the onshore cable route were mistakenly included in Section 26.3.1.2 instead of Section 26.3.1.3. Therefore, the following paragraphs shall be added to the introduction of Section 26.3.1.3 of Chapter 26 of the 2024 EIAR:

The onshore cable route is approximately 33-35km in length and will be routed along public roads as much as possible apart from the connection point to the existing transmission network (at Belcamp substation) and where it is necessary to divert the route off the road for technical reasons. It passes through several urban areas including Balbriggan, Swords, and the northern boundaries of Dublin City Council (DCC). Smaller rural communities within the onshore cable corridor include Balrothery and Knock Cross.

Multiple industrial estates are also situated adjacent to the proposed development including the M1 Business Park, Blakes Cross Industrial Estate, and Turvey Business Park. A detailed description of the onshore cable route including the interfaces with public roads is provided Section 7.5.2 of the Onshore Description Chapter. Of note, the onshore cable route will pass beneath the M1 Motorway. In addition, the onshore cable route will interface with 25no. watercourses.

There are no other changes required to this section. Refer to Section 26.3.1.3 of Chapter 26 of the 2024 EIAR.

26.3.2 Utilities

There are no changes required to this section. Refer to Section 26.3.2 of Chapter 26 in the 2024 EIAR.

26.3.2.1 Electricity

There are no changes required to this section. Refer to Section 26.3.2.1 of Chapter 26 in the 2024 EIAR.

26.3.2.2 Telecommunications

There are no changes required to this section. Refer to Section 26.3.2.2 of Chapter 26 in the 2024 EIAR.

26.3.2.3 Gas

There are no changes required to this section. Refer to Section 26.3.2.3 of Chapter 26 in the 2024 EIAR.

26.3.2.4 Water Supply

There are no changes required to this section. Refer to Section 26.3.2.4 of Chapter 26 in the 2024 EIAR.

26.3.2.5 Foul and Surface Water Drainage Infrastructure

There are no changes required to this section. Refer to Section 26.3.2.5 of Chapter 26 in the 2024 EIAR.

26.3.2.6 Bridges

There are no changes required to this section. Refer to Section 26.3.2.6 of Chapter 26 in the 2024 EIAR.

26.4 Characteristics of the Proposed Development

There are no changes required to this section. Refer to Section 26.4 of Chapter 26 in the 2024 EIAR.

26.5 Potential Effects

26.5.1 Do-Nothing Scenario

There are no changes required to this section. Refer to Section 26.5.1 of Chapter 26 in the 2024 EIAR.

26.5.2 Construction Phase

26.5.2.1 Land Use and Properties

There are no changes required to this section. Refer to Section 26.5.2.1 of Chapter 26 in the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated on land use and properties during the construction phase of the proposed development.

26.5.2.2 Utilities

There are no changes required to this section. Refer to Section 26.5.2.2 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated on utilities during the construction phase of the proposed development.

Summary of Construction Phase Effects

There are no changes required to this section. Refer to Section 26.5.2.3 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated during the construction phase of the proposed development on material assets.

26.5.3 Operational Phase

26.5.3.1 Land-use and Properties

There are no changes required to this section. Refer to Section 26.5.3.1 of Chapter 26 in the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated on land-use and properties during the operational phase of the proposed development.

26.5.3.2 *Utilities*

There are no changes required to this section. Refer to Section 26.5.3.2 of Chapter 26 in the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated on utilities during the operational phase of the proposed development.

26.5.3.3 *Summary of Operational Phase Effects*

There are no changes required to this section. Refer to Section 26.5.3.3 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated during the operational phase of the proposed development on material assets.

26.5.4 *Decommissioning*

There are no changes required to this section. Refer to Section 26.5.4 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant effects anticipated during the decommissioning phase of the proposed development.

26.6 **Mitigation and Monitoring Measures**

26.6.1 *Construction Phase*

There are no changes required to this section. Refer to Section 26.6.1 of Chapter 26 in the 2024 EIAR.

26.6.2 *Operational Phase*

There are no changes required to this section. Refer to Section 26.6.1 of Chapter 26 in the 2024 EIAR.

26.6.3 *Decommissioning*

There are no changes required to this section. Refer to Section 26.6.1 of Chapter 26 in the 2024 EIAR.

26.7 **Residual Effects**

26.7.1 *Construction Phase*

There are no changes required to this section. Refer to Section 26.7.1 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant residual effects anticipated during the construction phase of the proposed development.

26.7.2 *Operational Phase*

There are no changes required to this section. Refer to Section 26.7.2 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and the overall significance of effect is estimated to be significant, positive, and long-term residual effect through the generation of renewable energy and a reduction in the reliance on fossil fuels.

26.7.3 *Decommissioning Phase*

There are no changes to this section. Refer to Section 26.7.3 of Chapter 26 of the 2024 EIAR. Therefore, the conclusions of the 2024 EIAR remain unchanged and there are no significant residual effects anticipated for the decommissioning of the proposed development.

26.8 **Transboundary Effects**

There are no changes to this section. Refer to Section 26.8 of Chapter 26 of the 2024 EIAR.

26.9 **Cumulative Effects**

The Cumulative Effects Assessment (CEA) is presented in Volume 6, Chapter 38: Cumulative and Inter-Related Effects.

In response to RFI Section 5, the CEA has been updated to align with the UK Guidance document *Nationally Strategic Infrastructure Projects (NSIP) Advice on Cumulative Effects Assessment*. However, it should be noted that the overall conclusions of the CEA from a material assets perspective remain unchanged from the 2024 EIAR (as stated below).

Therefore, the entirety of Section 26.9 of Chapter 26 of the 2024 EIAR shall be deleted and replaced with the text herein:

A long list of “other existing and/or approved developments” which were deemed to be potentially relevant for inclusion in the cumulative impact assessment was compiled (refer to Volume 6, Chapter 38: Cumulative and Inter-related Effects (hereafter referred to as ‘Chapter 38’)). A screening exercise of the “long list” was carried out in order to determine whether each of those “other existing and/or approved developments” has the potential to give rise to likely significant cumulative effects with the proposed development from a material assets perspective. Many of the “other existing and/or approved developments” were screened out for a number of reasons including their location, scale and nature of the project. Those projects which were “screened in” were carried forward for assessment. The results of the assessment are presented in Section 38.2.3.17 of Chapter 38.

The assessment concluded that no likely significant effects on material assets landward of the HWM from the Tier 1, 2 or 3 projects. The proposed development alone will result in a significant, positive and long-term effect on the national electricity supply in Ireland. Due to the nature of the Phase One projects (Project IDs #2-5) (offshore renewable energy), the cumulative effect of the proposed development in combination with these projects will be at least significant positive (or higher) and long term on the national electricity supply (due to the combined generation/connection of renewable energy into the grid). Therefore, there will be a likely significant direct positive cumulative effect predicted during the operation phase.

26.10 References

There are no changes required to this section. Refer to Section 26.10 of Chapter 26 of the 2024 EIAR.