

LEGEND

- NEW High / Medium Voltage Overhead Line
- NEW Low Voltage Overhead Line
- NEW High / Medium Voltage Underground Cable
- NEW Low Voltage Underground Cable
- - - NEW Underground Duct
- EXISTING High Voltage Overhead Line
- EXISTING Medium Voltage Overhead Line
- EXISTING Low Voltage Overhead Line
- EXISTING HV Underground Cable
- EXISTING MV/LV Underground Cable
- - - EXISTING Underground Duct
- Overhead Line + Pole
- Overhead Line + Mast
- Overhead Line + 2-Pole Structure
- ⊙ Pole Mounted 1-Phase Transformer
- ⊙ Pole Mounted 3-Phase Transformer
- ⊙ Pole Mounted Regulator
- ⊙ Overhead Line+Pole+Stay
- Ground Mounted Transformer Station
- ⊗ Ground Mounted Switching Station
- ⊕ URD (Underground Transformer Station)

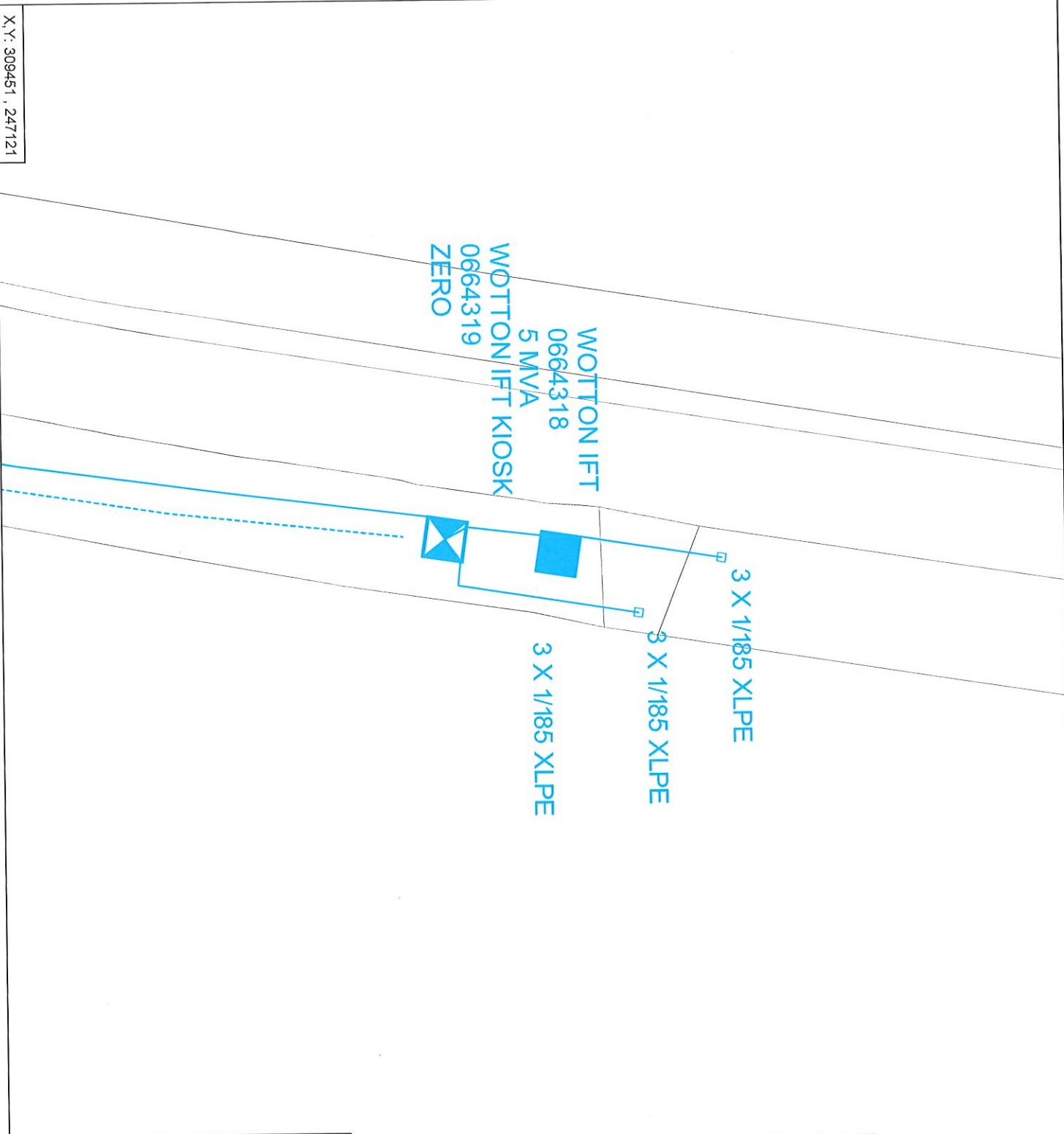
This map forms part of a wayleave notice issued by ESB Networks and should be read in conjunction with the wayleave notice and associated schedule.

ESB Networks
SCALE: 1:1066
MAP NUMBER: HI4183






















TOWNLAND: Coolatrath West
COUNTY: Meath

LANDOWNER: Irish Prison Service
WAYLEAVE NO: HI4183


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-  Ground Mounted Transformer Station
-  Ground Mounted Switching Station
-  URD (Underground Transformer Station)

This map forms part of a wayleave notice issued by ESB Networks and should be read in conjunction with the wayleave notice and associated schedule.

 **ESB Networks**

SCALE: 1:267
 MAP NUMBER: HI4183

TOWNLAND: Coolatrath West
 COUNTY: Meath

LANDOWNER: Irish Prison Service
 WAYLEAVE NO: HI4183

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Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 18 January 2023 11:23
To: Yvonne McDonough
Subject: Fw: GR2236(A) - Thornton Hall Access Road ESB interface site
Attachments: ESB Map 1.pdf; ESB Map 2.pdf; ATT00001.txt; ATT00002.htm; ATT00001.txt; ATT00002.htm



Phelim O' Neill
Head of Property
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

Section 37
Personal
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From: [REDACTED]@irishprisons.ie>
Sent: Friday, January 29, 2021 2:29 PM
To: Phelim O' Neill [REDACTED]@lda.ie>
Cc: Felix Finke <[REDACTED]@lda.ie>
Subject: FW: GR2236(A) - Thornton Hall Access Road ESB interface site

Phelim

I'm sending this notification to you for information.

Any large development will require this power type of infrastructure to run it.

This proposal will give any development the possibility of having a power source without investment contributions to the ESB, at a location that we would not be placing buildings.

Regards

From: [REDACTED]@esb.ie>
Sent: 28 January 2021 15:15
To: J [REDACTED] | [REDACTED]@irishprisons.ie>
Subject: GR2236(A) - Thornton Hall Access Road ESB interface site

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Mr. [REDACTED]

I understand that you are the person we need to contact in relation to the above matter.

My client was previously in discussions with your colleague, [REDACTED], as they wish to install a transformer site together with associated ducting and cables on lands contained within Folios DN187720F and DN196167F. These lands are registered to the Minister for Justice Equality and Law Reform. I attach copy maps showing the proposed site and cabling. I understand that extra ducting is also being placed in the road to service the future requirements for the Prison Service. Before these works take place my client requires confirmation in writing that the registered owner of the lands is agreeable to these works and that they will transfer title to the site to my client together with any cable easements, if required. Once this confirmation is received we can follow up with the legal transfer through the Solicitors for the Minister when the works are completed.

If you need any further information please let me know.

Kind regards

[Redacted]

[Redacted] | Solicitor | Property Law, Enterprise Services Legal | ESB | 39-41 Merrion Square East | Dublin 2 | T: [Redacted] | M: [Redacted] | www.esb.ie

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In light of the COVID-19 pandemic, I am working remotely for the foreseeable future. I kindly request that all correspondence (where possible) is sent by email so that I will be in a position to receive and respond to you as quickly as possible. Correspondence can be sent directly to [Redacted]@esb.ie

From: [Redacted] (ESB Networks) [Redacted]@esb.ie
Sent: Monday 17 June 2019 10:59
To: '[Redacted]' <[Redacted]@irishprisons.ie>
Cc: S [Redacted] <[Redacted]@esb.ie>
Subject: Thornton Hall Access Road ESB interface site

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Hi [Redacted]

Thanks for taking the time to meet me on site last week.

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and public
safety

[Large redacted block]

Regards,

[Redacted] | Engineering Officer | ESB Networks | T [Redacted] www.esbnetworks.ie

Tá faisnéis ó Sheirbhís Phríosúin na hÉireann sa teachtaireacht seo, agus d'fhéadfadh an fhaisnéis sin a bheith faoi phribhléid, faoi rún agus/nó faoi chóipcheart. Más rud é gur trí thimpiste a seoladh an teachtaireacht seo chugat, tá cosc ar a bhfuil ann a nochtadh, a scaipeadh nó a úsáid. Más rud é gur trí thimpiste a seoladh an teachtaireacht seo chugat, seol teachtaireacht ríomhphoist chuig an seoltóir chun é sin a chur in iúl dó/di láithreach, agus scríos gach cóip den teachtaireacht seo. D'fhéadfaí monatóireacht a dhéanamh ar ábhair teachtaireachtaí ríomhphoist a sheoltar agus a fhaightear trí ghréasáin Sheirbhís Phríosúin na hÉireann le comhlíonadh bheartais agus nósanna imeachta na Seirbhíse a áirithiú. Ní ceadmhach ábhar gáirsiúil a sheoladh de réir bheartas Sheirbhís Phríosúin na

hÉireann. Más é do thuairim go bhfuil ábhar gáirsiúil sa teachtaireacht seo, ba cheart duit teagmháil a dhéanamh leis an seoltóir láithreach, agus ba cheart teagmháil a dhéanamh le mailsecurity@irishprisons.ie freisin.

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Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 18 January 2023 11:30
To: Yvonne McDonough
Subject: Fw: Irish Prison Service



Phelim O' Neill
Head of Property
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

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From: Phelim O' Neill
Sent: Wednesday, December 16, 2020 3:16 PM
To: John Coleman <[REDACTED]@lda.ie>
Subject: Irish Prison Service

John,

Had meeting with IPS regarding Arbour Hill [REDACTED] – which we should be able to facilitate. That would free up both sites for development in early 2023 when Defence will likely move from the site.

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I hope to get conformation from both sides in writing, to enable design team appointment etc subject to relevant approvals.

I also undertook to do a more detailed review in Q1 of Thornton Hall to determine if it has development potential with a view to agreeing a position on the site. it will have to be reported on as part of the legislation so we may as well get this work stream started.

Regards,

Phelim

Phelim O'Neill
Head of Property

Level 2, Ashford House, Tara St, Dublin 2
Tel +353 [REDACTED] Mob +353 [REDACTED] Email [REDACTED]@lda.ie Web lda.ie

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Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 18 January 2023 11:20
To: Yvonne McDonough
Subject: Fw: Irish Prisons/LDA : St Bricins/Arbour Hill, Thornton Hall & Cork Prison



Phelim O' Neill
Head of Property
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [redacted] | [redacted]@lda.ie | www.lda.ie

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From: Felix Finke [redacted]@lda.ie>
Sent: Tuesday, January 19, 2021 5:46 PM
To: [redacted]@irishprisons.ie>; [redacted] [redacted]@irishprisons.ie>
Cc: Phelim O' Neill [redacted]@lda.ie>
Subject: RE: Irish Prisons/LDA : St Bricins/Arbour Hill, Thornton Hall & Cork Prison

Thanks [redacted]

We'll review the information below and look forward to getting more info on Thornton Hall and dimensions for the vehicles.
What is being used currently for the below mentioned canteen facility, offices & WC's?

Regards,
Felix

From: [redacted] <[redacted]@irishprisons.ie>
Sent: Monday 18 January 2021 13:11
To: Felix Finke <[redacted]@lda.ie>; [redacted] <[redacted]@irishprisons.ie>
Cc: Phelim O' Neill [redacted]@lda.ie>
Subject: RE: Irish Prisons/LDA : St Bricins/Arbour Hill, Thornton Hall & Cork Prison

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Felix,
Happy New Year to you and your colleagues.

[redacted]

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t and public
safety

[redacted]

[redacted]

[redacted]

[Redacted]

Regards

From: Felix Finke <[Redacted]@lda.ie>
Sent: 13 January 2021 09:57
To: [Redacted] <[Redacted]@irishprisons.ie>; James F Mitchell [Redacted]@irishprisons.ie>
Cc: Phelim O' Neill [Redacted]@lda.ie>
Subject: FW: Irish Prisons/LDA : St Bricins/Arbour Hill, Thornton Hall & Cork Prison

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Happy New Year [Redacted]

Just looking to keep some of the momentum going on this project after our productive call last year. If you have any of the below info, that would be greatly appreciated.

Regards,
Felix

Felix Finke
Project Manager | Property

Land Development Agency
2nd Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Mob: +353 [Redacted] | Email: [Redacted]@lda.ie | Web: lda.ie



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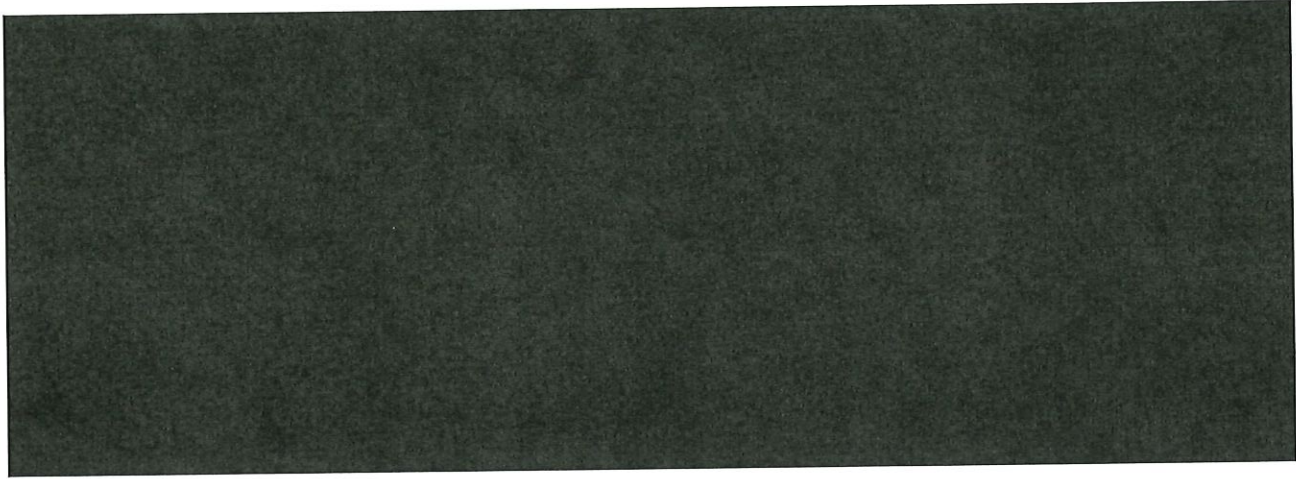
From: Felix Finke
Sent: Tuesday 15 December 2020 15:45
To: [Redacted]@irishprisons.ie>; [Redacted]@irishprisons.ie>
Cc: Phelim O' Neill [Redacted]@lda.ie>
Subject: Irish Prisons/LDA : St Bricins/Arbour Hill, Thornton Hall & Cork Prison

Gents,

Thank you for your time earlier today which I hope was as beneficial for you as it was for the LDA.

Below are some notes and info which would be useful to have for the various sites discussed, in order for us to take them forwards.

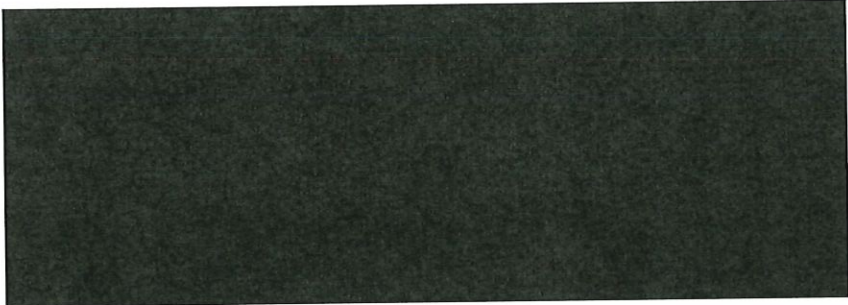
[Redacted]



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Thornton Hall:

1. Estimated required land to be retained by IP ([redacted] was mentioned on the call)
2. Archaeological report completed
3. Planting report
4. Any other relevant asset information (surveys or investigations)



Look forward to hearing from you soon.

Regards,
Felix

Felix Finke
Project Manager | Property

Land Development Agency
2nd Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Mob: +353 [redacted] | Email: [redacted]@lda.ie | Web: lda.ie

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Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 18 January 2023 11:29
To: Yvonne McDonough
Subject: Fw: Thornton docs 1 of 3
Attachments: Location Purpose Size of Development Thornton.docx; ATT00001.txt; ATT00002.htm



Phelim O' Neill
Head of Property
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: [REDACTED] | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

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From: [REDACTED]@irishprisons.ie>
Sent: Wednesday, December 23, 2020 10:35 AM
To: Phelim O' Neill [REDACTED]@lda.ie>
Cc: Felix Finke [REDACTED]@lda.ie>; [REDACTED]@irishprisons.ie>
Subject: Thornton docs 1 of 3

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Phelim,

I am sending you three documents regarding the Thornton Hall site. I had originally attached them in one email but our email system deemed the message too large to send.

I hope they provide some more technical information on the site. I also have an architectural assessment report on the house at Thornton Hall which gives historical information about the house and area. I can send this to you if you wish to see.

Please do not hesitate to get back in touch if you require further information.

Best regards

Tá faisnéis ó Sheirbhís Phríosúin na hÉireann sa teachtaireacht seo, agus d'fhéadfadh an faisnéis sin a bheith faoi phribhléid, faoi rún agus/nó faoi chóipcheart. Más rud é gur trí thimpiste a seoladh an teachtaireacht seo chugat, tá cosc ar a bhfuil ann a nochtadh, a scaipeadh nó a úsáid. Más rud é gur trí thimpiste a seoladh an teachtaireacht seo chugat, seol teachtaireacht ríomhphoist chuig an seoltóir chun é sin a chur in iúl dó/di láithreach, agus scríos gach cóip den teachtaireacht seo. D'fhéadfaí monatóireacht a dhéanamh ar ábhair teachtaireachtaí ríomhphoist a sheoltar agus a fhaightear trí ghréasáin Sheirbhís Phríosúin na hÉireann le comhlíonadh bheartais agus nósanna imeachta na Seirbhíse a áirithiú. Ní ceadmhach ábhar gáirsiúil a sheoladh de réir bheartas Sheirbhís Phríosúin na hÉireann. Más é do thuairim go bhfuil ábhar gáirsiúil sa teachtaireacht seo, ba cheart duit teagmháil a dhéanamh leis an seoltóir láithreach, agus ba cheart teagmháil a dhéanamh le mailsecurity@irishprisons.ie freisin.

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Thornton Hall Prison

Kilsallaghan, County Dublin



Document pursuant to Part 4 of Prisons Act 2007 Section 26 (2)

May 2008

Document describing (a) the location, purpose and size of the proposed prison development at Thornton Hall including (b) its land use requirements during the construction and operational phases and (c) the estimated type and quantity of any residues and emissions expected to result from it

1. Location

The Irish Prison Service intends to construct a new prison development (“the **Development**”) at Thornton Hall in and around the Townlands of Kilsallaghan, Dunmucky, Thorntown, Coolatrath West, Kilcoskan, Coolquoy Common, Rath, Glebe, Newtown Commons, Fingal, County Dublin.

2. Purpose and Size of the Development

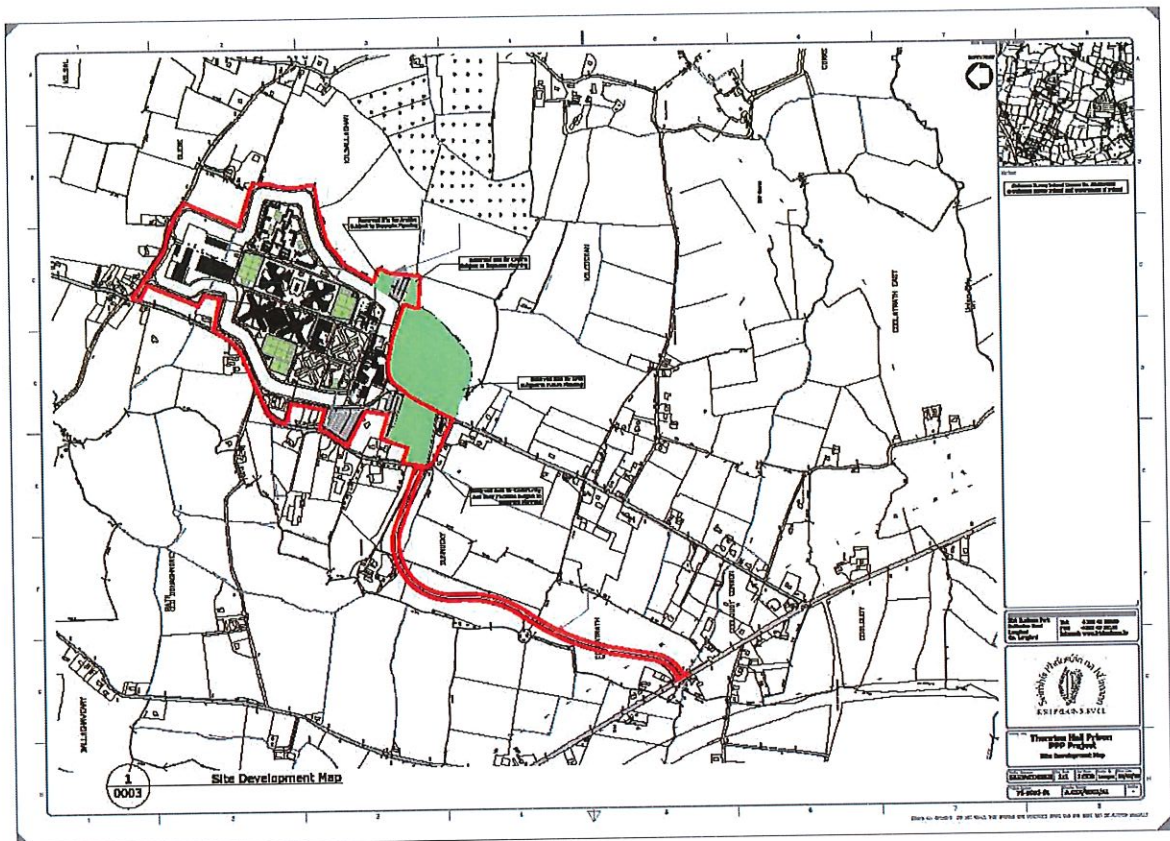
The purpose of the Development is to accommodate approximately 1,400 prisoners based on single cell occupancy and with operational flexibility to accommodate up to 2,200 prisoners. The gross floor area of all buildings will be circa 140,000 square meters all within a site of circa 57 hectares (circa 140 acres). Access to the Development will be via a new access road off the R135, including an underpass below the existing R130. The secure facilities within the Development will be bounded by a circa 7.2m high perimeter wall which will be constructed behind the existing landscaped perimeter screen planting. The Development is located within an Architectural Conservation Area and there are three protected structures within the vicinity of the site of the Development. The buildings within the Development will be generally two-storeys high, apart from the control centre which will be three-storeys.

The development will comprise:-

- Secure residential accommodation for prisoners in separate blocks
- Educational, workshops and training services and ancillary activities
- Healthcare and therapeutic facilities
- Catering and dining facilities
- Welfare / support services
- Visiting facilities
- Indoor and outdoor recreational facilities
- Control centre
- Circa 7.2m high perimeter wall and security fencing and security surveillance systems
- Circa 1,200 surface car parking spaces
- Access road, including new signalised junction at the R135 and an underpass of the R130
- Storage facilities
- Other ancillary facilities and supporting structures and services

3. Land Use Requirement during Construction and Operation

It is anticipated that the entire site area as outlined in red on the site development map drawing no. A.01X/0003/A1 will be utilised in the Development in both the construction and operational phases.



4. Estimated Type and Quantity of any Residues and Emissions

The type and quantity of an residues and emissions are described in Table 1.1 attached hereunder.

TABLE 1.1 ESTIMATED TYPE AND QUANTITIES OF RESIDUES AND EMISSIONS ARISING FROM THE DEVELOPMENT

| Aspect | Phase | Emission | Quantity | Comments |
|---|---------------------|---|---|--|
| Surface Water | Construction | Water generated as a result of construction activities (including local dewatering on site and stormwater). | Not to exceed 6 l/s/ha | The dispersion of surface water run-off across the works areas will be controlled in accordance with the Construction Environmental Management Plan (CEMP) for construction works. |
| | Operational | Surface water emission resulting from the development during the operational stage | Not to exceed 6 l/s/ha | Surface Water runoff will not exceed the green field run off rate of 6l/s/ha. The development will comply with the Greater Dublin Sustainable Drainage Strategy. |
| Socio Economic | n/a | n/a | n/a | n/a |
| Flora and Fauna | n/a | n/a | n/a | n/a |
| Soils and Geology | Construction | Solid Waste - It is envisaged that the excavation (circa 100,000m ³) will be planned in a manner whereby cut and fill will be optimised so that approximately 50,000m ³ of material generated will require offsite disposal. | 50,000m ³ Circa (Off-site) | Potential dust emissions will be mitigated in the Construction Environmental Management Plan (CEMP) |
| Air | Operation - Boilers | Carbon Monoxide | Running 8 hour mean 0.0023 mg/m ³ | The contribution of the boilers to Background Air Quality is negligible at 2% of the required standard for nitrogen oxide. |
| | | Nitrogen Dioxide | Annual Mean 0.55 µg/m ³ | |
| | Operation - Traffic | Nitrogen Dioxide | Annual Mean 0.90 µg/m ³ | The anticipated contribution of traffic to Background Air Quality is circa 2.25 % of the required standard for nitrogen oxide. Particulate matter is insignificant. |
| | | Carbon Monoxide | Running 8 hour mean 0.01mg/m ³ | |
| Road Traffic | n/a | Emissions that may result from traffic generated from the site construction and operation have been estimated using predicted traffic volumes and mathematical models. | n/a | Worst case carbon monoxide emissions are 2.7% above the baseline conditions but well within the required standards Refer to Air, Traffic and Noise Sections |
| Noise and vibration | Construction | Plant (Indicative Predicted Noise Levels) | Max = 59Db (Predicted L _{A(10,15-hour)}) | This is the predicted worst case at the nearest receptors during construction in compliance with BS 5228. |
| | Operation | Traffic (Indicative Predicted Noise Levels with Peak Hour Traffic Movements on the Access Road) | Max = 62 Db (Predicted L _{A(10,15-hour)}) | Figures given represent the anticipated noise arising from traffic at the highest impacted receptor. (Worst case scenario at year 2025 in compliance with BS 5228). Operational plant noise is anticipated to be very low behind the prison walled development. |
| Landscape and Visual | n/a | n/a – but it should be noted that early mature woodland planting and the early construction of parts of the prison wall will minimise visual impact effects. | n/a | n/a |
| Material Assets: Archaeological Architectural and Cultural Heritage Waste | n/a | n/a | n/a | n/a |
| | Construction | Refer to soils and geology above. Other wastes produced during the construction process include soil, concrete, asphalt, bricks, tiles, plaster, masonry, wood, metal, paper and plastics. | Gross waste not to exceed 10% of materials delivered to | Prefabrication will minimise waste. Appropriate waste management including reduction, reuse and recycling will be adopted on site. Construction waste recycling to achieve 85% in line with best practice. |

| | | | | |
|--------------------|------------------|---|---|--|
| | <p>Operation</p> | <p>At 1400 capacity 651,000kg generated per year (436,170 Biodegradable Municipal Waste and 214,830 Food waste)</p> <p>At 2200 capacity 1,023,000kg generated per year (685,410 Biodegradable Municipal Waste and 337,590 Food waste)</p> | <p>site</p> <p>651,000kg/yr</p> <p>1,023,000kg/yr</p> | <p>Based on current prison practice, it is anticipated that the average waste production could be in the region of 310 to 465kg/head of prison population. Approximately 54-67% of this waste is composed of Biodegradable Municipal Waste and some 37-39% consists of food waste.</p> |
| <p>Waste Water</p> | <p>Operation</p> | <p>The Irish Prison Service define one population equivalent (PE) as approximately 110g BOD (Biological Oxygen Demand) per day. Typical hydraulic loading to a wastewater treatment from the Development would be 232l/d per person this equates to a hydraulic load of 522m³/day and biological load of 396kg BOD/day. Based on this loading, the pumping facilities have been designed for three times the dry weather flow (3DWF)</p> | <p>Approx 32l/s and 396 kg/BOD/day</p> | <p>Based on the design data and capacity of the system the local authority have confirmed that there is adequate capacity to meet these needs.</p> |