

Criteria	Poolbeg	Cherrywood	Robinhood	Newlands
<b>General</b>				
Site Size	5.5 hectares	7.28 hectares of open space	6.48 hectares of open space	2.18 hectares of open space
<b>Environmental factors</b>				
County Development Plans- appropriate development Zoning	Zoned to provide for the protection and creation of industrial uses and facilitate opportunities for employment creation.	Industry special zoned area - permitted in principle	Industry special zoned area - permitted in principle	Industry special zoned area - permitted in principle
Archaeological Interest	None Known	Megalithic tombs and Church crosses in close proximity to the proposed science and Technology park	Drimnagh Castle and a church in Bluebell are located approximately 1.5km north east of the site.	Mound Gate-Tower and two other areas of archaeological interest located 1.15km south east of the site. Several areas of archaeological interest located 1-1.15km north west of the site
Screening	Little screening- Industrial area, ESB station, wastewater treatment, cement, Bord Gais AGI, therefore will fit in well with the utility surroundings when screening.	Would be very mobile from future motorway. Less than 1km north of the site there is an area of forest which would provide natural screening between the site and the village of cabinteely. Mildly intrusive.	Little screening- Industrial area- can be suitably screened	Area of screening between the site and the nearest residential dwellings. No screening along the southern and western borders of the site facing the dual carriageway.
Proximity to waste centre	Proximity to waste centre is very good	Fair in relation to other sites	Good proximity to waste	Good proximity to centre of gravity of waste production
Current land-use	Active Industrial area, some under development	Vacant area	All open fields	Vacant area surrounded by housing
Proximity to residential areas	Currently no residential dwellings within 1km	No residential dwellings within 500m. Close proximity to several residential dwellings. Only 140m between the South Eastern point of the site and the closest residential homes. The centre of the site is 325m from the nearest home. An area zoned as residential approximately 300m from the site. Proposal for new town development on the site.	Moderately dispersed residential dwellings throughout the estate. The closest major residential neighbourhood is the northern portion of Greenhills which is 1km south of the site.	Within 50m of residential neighbourhoods along all its borders bar the southern face border which faces the Naas Road.
General Planning and environmental considerations	Industrial	Industrial special and industry general are both considered 'permitted in principle'	Industry- special considered permitted in principle	Industry- special considered permitted in principle.
Landscape & visual	Predominantly industrial landscape . Also a number of existing chimneys especially the twin stacks of Poolbeg power station . Due to the existing industrial landscape in the area, the siting of a thermal treatment facility would be subject to the current landuse and minimal visual impact.	Mildly intrusive, however development of the Cheerywood Business Park and the SouthEast Motorway will add to the industrial/ commercial nature of the area.	Industrial area	Mixture of residential, industrial and commercial landscape.
Other Environmental considerations	The prevailing wind is south westerly which would bring the dispersion plume out to sea. The Liffey estuary adjacent to the site.	South westerly wind prevailing. Small tributary stream from Loughlinstown River runs 50m from the extremities of the site and 1690m from the centre of the suitable site	South West wind prevailing. Located 100m south of a tributary of the Cammock river.	South Westerly wind prevailing. Small stream part of the Cammock river catchment which runs 1km south of the site.
<b>Technical Factors</b>				
Reasonable Road Access	Satisfactory at present. Road projects planned that will increase access to this site via the Port tunnel and Macken Street Bridge.	Very good road access via the M50 extension adjacent to site. Development of this land is contingent on the completion of M50	Good road access from the M50	Located along the N7 approx 1km west of the Red Cow Roundabout, the site provides good road access from the M50.
Traffic	Heavy traffic in the area due to industrial/ commercial activity and commuter traffic over the toll bridge, however the industrial nature of the area is suitable for trucks coming to/from the facility.	Traffic close to the site is not currently heavy, however this adjacent area is currently under development. Vehicles would gain access from the M50 and travel through the Cherrywood Science and Technology Park via the proposed road development.	Mix of industrial/commuter but not heavy at all times.	Traffic in the area is often heavy with a mix of industrial/commercial and commuter vehicles.
Proximity to the electricity grid connection point	Excellent possibility to connect 3 possible connection points at Ringend, Shellybanks and Poolbeg	Possible to connect but the nearest transformer station is at Carrickmines	Possible to connect but the nearest transformer station is at Inchicore or Cookstown	Possible to connect but the nearest transformer station is at Inchicore or Cookstown
Proximity to End Market users	Many options, several high heat users and potential end users for energy produced by the plant.	Excellent as a science and technology park is under development adjacent to the site	Located within an industrial estate with several potential high heat end users	There may be potential for end-market use, however none adjacent to the site.
Proximity of transfer stations	Similar distance to Poolbeg from all transfer stations	Central to Ballyogan station , large distance from Ballymount and Fingal transfer stations	Adjacent to Ballymount transfer station and equi-distant from Ballyogan and Fingal transfer stations	Adjacent to Ballymount transfer station and equi-distant from Ballyogan and Fingal transfer stations
<b>Additional Review factors (2006)</b>				
Ash export facility	Available adjacent to Port	Needs to be trucked to Port	Needs to be trucked to Port	Needs to be trucked to Port
Provision for intake and disposal of cooling water	Provision for the disposal of cooling water is excellent. Site is located adjacent to the Liffey estuary	Cooling water not available on site	Cooling water not available on site	Cooling water not available on site
Availability of grey process water	Sustantial quantities available from wastewater treatment plant	Not available	Not available	Not available
<b>Overall Rating</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>

Criteria	Poolbeg	Cherrywood	Robinhood
Proposed NHA's	Satisfactory	Good	Good
County Development Plans- appropriate development Zoning	Excellent	Excellent	Excellent
Airports	Excellent	Excellent	Excellent
Areas of high amenity	Fair	Satisfactory	Good
Acheological Interest	Good	Good	Good
Provision for the disposal of cooling water	Excellent	Fair	Fair
Screening			
Topogreaphy			
Proximity to waste centre	Excellent	Satisfactory	Good
Reasonable Road Access	Satisfactory	Good	Excellent
Traffic	Satisfactory	Excellent	Good
Proximity to the electricity grid connection point	Excellent	Satisfactory	Fair
proximity to End Market users	Excellent	Good	Good
Site Size	Excellent	Excellent	Excellent
Proximity of transfer stations	Satisfactory	Fair	Excellent
Current land-use	Good	Excellent	Excellent
Proximity to residential areas	Good	Satisfactory	Good
General Planning and environmetal considerations	Good	Good	Good
Landscape & visual	Excellent	Good	Satisfactory
Other Environmental considerations			
Other considerations			

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