



# Appropriate Assessment Screening

## Lucan Shopping Centre



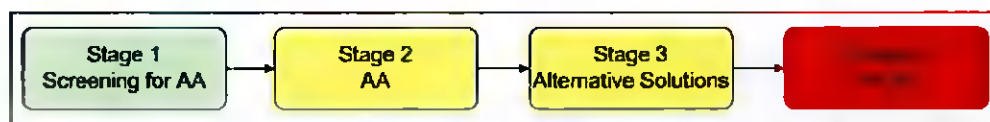
### Introduction

- 1.1 This Appropriate Assessment Screening has been prepared by Savills Commercial (Ireland) Ltd on behalf of ERF Lucan Investment DAC in relation to a planning application at the Lucan Shopping Centre, Newcastle Road, Co. Dublin.
- 1.2 It is intended to assist the Planning Authority's consideration of the suitability of the proposed development in relation to local, regional, and national planning policies and all other material considerations.
- 1.3 The application seeks planning permission for:

*'a new two-storey commercial building providing two new units and ancillary accommodation (1,574 sq m gross floor area). Unit 1 will be used as a shop (1,057 sq m), Unit 2 will be used for professional services or health centre or office or gymnasium (517 sq m). The development will also consist of roof plant and PV panels; 'Lucan' advertising signage (50 sq m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining 'Somerton' site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation / switch room (30 sq m); hard and soft landscaping, and pedestrian canopy; connection to services; and all associated site and development works.'*

### Appropriate Assessment Process

- 1.4 With the introduction of the Birds Directive in 1979 and the Habitats Directive in 1992 came the obligation to establish the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. In Ireland, the Natura 2000 network of European sites comprises Special Areas of Conservation (SACs, including candidate SACs), and Special Protection Areas (SPAs, including proposed SPAs).
- 1.5 The obligation to undertake Appropriate Assessment (AA) derives from Article 6(3) and 6(4) of the Habitats Directive, and both involve a number of steps and tests that need to be applied in sequential order. Article 6(3) is concerned with the strict protection of sites, while Article 6(4) is the procedure for allowing derogation from this strict protection in certain restricted circumstances.



- 1.6 The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. This is termed AA screening. Its purpose is to determine, on the basis of a preliminary assessment

# Appropriate Assessment Screening

## Lucan Shopping Centre



and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site's conservation objectives.

- 1.7 The need to apply the precautionary principle in making any key decisions in relation to the tests of AA has been confirmed by European Court of Justice case law. Therefore, where significant effects are likely, uncertain or unknown at screening stage, AA will be required.

### Stage 1 - Appropriate Assessment Screening

- 1.8 AA Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

- a. Whether a plan can be excluded from AA requirements because it is directly connected with or necessary to the management of the site, and:
- b. The potential effects of a plan, either alone or in combination with other projects or plans, on a Natura 2000 site in view of its conservation objectives, and considering whether these effects will be significant.

- 1.9 This screening identifies the likely significant effects on European sites, if any, which would arise from a proposed plan or project, either alone or in combination with other plans. If the conclusions at the end of the screening suggest that there is no likelihood of significant effects occurring on any European sites, as a result of the proposed development, either alone or in combination with other plans, then there would be no requirement to undertake Appropriate Assessment.

- 1.10 The application site does not physically overlap any European sites.

- 1.11 The application site boundary is not subject to any Special Area of Conservation or Special Protection Area statuses, nor does it contain any freshwater or wetland habitats. It is located 2.9km South East from the Rye Water Valley/Carton SAC. Additionally, the Liffey Valley Natural Heritage Area, lies 1km to the north.

- 1.12 It is acknowledged, however, that the application site is located 965m south of the River Liffey. The River Liffey has direct links to some SACs and SPAs outlined in Table 1 below.

**Table 1: SPA and SACs within 20km Radius**

Site Type	Site Code	Site Name	Distance
SAC	001398	Rye Water Valley/Carton SAC	2.9km
SAC	001209	Glenasmole Valley SAC	11.5km
SAC	002122	Wicklow Mountains SAC	13.3km
SAC	000210	South Dublin Bay SAC	16.0km
SAC	000397	Red Bog, Kildare SAC	17.6km
SAC	000206	North Dublin Bay SAC	18.1km
SPA	004024	South Dublin Bay and River Tolka Estuary SPA	14.9km
SPA	004040	Wicklow Mountains SPA	15.9km

# Appropriate Assessment Screening

## Lucan Shopping Centre



SPA	004006	North Bull Island SPA	18.1km
SPA	004063	Poulaphouca Reservoir SPA	18.6km

Source: EPA Appropriate Assessment Mapping Tool

- 1.13 To assist the Planning Authority's consideration of the proposal, we have undertaken an AA Screening in accordance with the Office of Planning Regulator's Practice Note PN01 'Appropriate Assessment Screening for Development Management' (March 2021).

<b>Step 1 - Description of the project and local site characteristics:</b>	
<b>Brief description of the project:</b>	<p>Planning permission is sought for a new two-storey commercial building providing two new units and ancillary accommodation (1,574 sq m gross floor area). Unit 1 will be used as a shop (1,057 sq m), Unit 2 will be used for professional services or health centre or office or gymnasium (517 sq m). The development will also consist of roof plant and PV panels, 'Lucan' advertising signage (50 sq m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining 'Somerton' site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation / switch room (30 sq m); hard and soft landscaping, and pedestrian canopy; connection to services, and all associated site and development works.</p> <p>The new building will be constructed on 0.33ha of lands within the existing customer car park at the Lucan Shopping Centre.</p> <p>The development will also incorporate a green roof, aquacell attenuation tank, and rooftop PV panels.</p>
<b>Brief description of site characteristics:</b>	<p>The Site is located on the Newcastle Road, 250m to the south of the N4. It is bounded by Hillcrest housing estate to the north and west, Westbury housing estate to the south, and Esker Drive to the east. The proposed development site is comprised of an artificial surfaced car park with landscaping (trees and shrubbery).</p> <p>The proposed development will be constructed above an existing basement car park.</p>
<b>Relevant prescribed bodies consulted:</b>	<p>Environmental Protection Agency GEO Portal Appropriate Assessment tool consulted to identify European Sites and potential pathways / receptors. No other prescribed bodies were consulted given the nature of the proposal and distance to European Sites.</p>
<b>Response to consultation:</b>	<p>Results from EPA Appropriate Assessment tool incorporated into this Screening.</p>

# Appropriate Assessment Screening

Lucan Shopping Centre



Step 2 - Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives:				
European Site (Code)	List of Qualifying Interest/Special Conservation Interest	Distance from Proposed Development	Connections (Source-Pathway-Receptor)	Considered further in screening?
001398 - Rye Water Valley/Cartron SAC	<b>Habitats</b> 7220 Petrifying springs with tufa formation (Cratoneurion)* <b>Species</b> 1016 Desmoulin's Whorl Snail ( <i>Vertigo moulinsiana</i> ) 1014 Narrow-mouthed Whorl Snail ( <i>Vertigo angustior</i> )	2.9km	Rye Water Valley/Cartron SAC is located upstream from the application site. The scale of development, its brownfield nature, and suitable drainage design ensures that there is no impact on the SAC	No
001209 - Glenasmole Valley SAC	<b>Habitats</b> 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) 7220 Petrifying springs with tufa formation (Cratoneurion)*	11.5km	Glenasmole Valley SAC is located upstream from the application site. The significant distance to the SAC and proposed drainage design ensures there would be no impact on the SAC.	No
002122 - Wicklow Mountains SAC	<b>Habitats</b> 3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) 3160 Natural dystrophic lakes and ponds 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i> 4030 European dry heaths 4060 Alpine and Boreal heaths 6130 Calaminarian grasslands of the <i>Violetalia calaminariae</i> 6230 Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* 7130 Blanket bogs (* if active bog) 8110 Siliceous scree of the montane to snow levels ( <i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i> ) 8210 Calcareous rocky slopes with chasmophytic vegetation 8220 Siliceous rocky slopes with chasmophytic vegetation 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles <b>Species</b> 1355 Otter ( <i>Lutra lutra</i> )	13.3km	Wicklow Mountains SAC is located upstream from the application site. It also within a separate river sub basin. The proposed development will not have any impact on the SAC.	No
004024 - South Dublin Bay and River Tolka Estuary SPA	<b>Birds</b> A144 Sanderling ( <i>Calidris alba</i> ) A157 Bar-tailed Godwit ( <i>Limosa lapponica</i> ) A149 Dunlin ( <i>Calidris alpina</i> ) A162 Redshank ( <i>Tringa totanus</i> ) A179 Black-headed Gull ( <i>Chroicocephalus ridibundus</i> )	14.9km	The proposed development will be situated principally on existing hardstanding above an existing basement car park. The proposal will be linked to	Yes

# Appropriate Assessment Screening

## Lucan Shopping Centre



	A143 Knot ( <i>Calidris canutus</i> ) A192 Roseate Tern ( <i>Sterna dougallii</i> ) A046 Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) A141 Grey Plover ( <i>Pluvialis squatarola</i> ) A130 Oystercatcher ( <i>Haematopus ostralegus</i> ) A194 Arctic Tern ( <i>Sterna paradisaea</i> ) A193 Common Tern ( <i>Sterna hirundo</i> ) A137 Ringed Plover ( <i>Charadrius hiaticula</i> ) <b>Habitats</b> Wetlands		existing surface and wastewater infrastructure  The development will result in minimal loss of existing greenspace. The application site is located 965m south of the River Liffey. The River Liffey has direct links to some SACs and SPAs. Further Assessment has been undertaken in Stage 3.	
000210 - South Dublin Bay SAC	<b>Habitats</b> 1140 Mudflats and sandflats not covered by seawater at low tide 1210 Annual vegetation of drift lines 1310 Salicornia and other annuals colonising mud and sand 2110 Embryonic shifting dunes	16.0km	Please see analysis and commentary in respect of South Dublin Bay SPA	Yes

Notes: \* denotes a priority habitat

# Appropriate Assessment Screening

Lucan Shopping Centre



Step 3 - Assessment of Likely Significant Effects	
A) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts (duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	<p>During the construction phase there is potential for contaminated surface water to enter the local surface water network, which discharges to Dublin Bay. This risk will be limited by the implementation of a Construction Management Plan. Any occurrence would be small scale and brief ensuring there would be no impact to the Dublin Bay SAC and SPA.</p> <p>Some vegetation clearance will be required to create the pedestrian link to the adjoining Somerton Development. This link was anticipated in the Adamstown SDZ Planning Scheme and considered in the Appropriate Assessment Screening.</p> <p>Vehicular access for construction works will be undertaken via an existing dedicated service route. This route is suitable for heavy vehicles and benefits from existing lighting.</p> <p>Construction works will be undertaken during normal working hours to ensure there is no disturbance in the evening or night-time. The application site already an active location with customer, staff, and servicing vehicles frequenting seven days a week.</p> <p>The proposed development will be situated principally on existing car park hardstanding above an existing basement car park. There will be a requirement to clear some existing hardstanding but there is no demolition of building or structures proposed.</p> <p>The construction phase will not result in significant environmental impacts that could affect European Sites within the wider catchment area.</p>
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> <li>• Direct emission to air and water</li> <li>• Surface water runoff containing contaminant or sediment</li> <li>• Lighting disturbance</li> <li>• Noise/vibration</li> <li>• Changes to water/groundwater due to drainage or abstraction</li> <li>• Presence of people, vehicles and activities</li> <li>• Physical presence of structures (e.g. collision risks)</li> <li>• Potential for accidents or incidents</li> </ul>	<p>The proposed development will incorporate a green roof and an attenuation tank. This will improve the quality of surface water discharge and reduce the outflow during periods of high rainfall. Existing car park drainage system retained in place apart from two gullies within footprint of building to be removed and filled. The proposed turning bay area will drain to the existing car park drainage.</p> <p>All foul water from the operational development will be contained on site and discharged to urban drainage systems. The foul water will discharge to Ringsend WWTP, which ultimately discharges, under licence to Dublin Bay. Ringsend WWTP is currently undergoing significant upgrade works that will increase its capacity. The proposed retail unit (Unit 1) will generate minimal quantum of foul water. Unit 2 may be occupied by a health and fitness centre, with associated showering facilities. Irrespective of this, the increase in foul water due to the proposal will be de minimis in the context of the overall licenced discharge to Dublin Bay.</p> <p>The application site is an existing District Centre and forms part of the existing shopping and travel patterns of the local area. The proposed floorspace is ideally placed to benefit from linked vehicular trips and visits by foot. Irrespective of this, the operational phase of the proposal will result in a minor increase in vehicular trips and associated emissions. EPA Air Quality data confirms that local air quality is classified as 'good'.</p>
<p>In-combination/Other</p>	<p>All extant developments are similarly served by urban drainage systems and the WWTP and have been screened out for appropriate assessment.</p>

# Appropriate Assessment Screening

Lucan Shopping Centre



No likely significant effects on the water quality of any European sites are identified. No likely significant in-combination effects are identified.

**B) Describe any likely changes to the European site:**

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <li>• Reduction or fragmentation in species density</li> <li>• Changes in key indicators of conservation status value (water or air quality etc )</li> <li>• Changes to areas of sensitivity or threats to QI</li> <li>• Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	<p>None.</p> <p>The application site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ. The existing environment includes a WWTP and urban drainage systems.</p> <p>The proposed development will incorporate a green roof and an attenuation tank. This will improve the quality of surface water discharge and reduce the outflow during periods of high rainfall.</p> <p>The proposal will not result in any likely changes to the European sites that comprise part of the Natura 2000 network in Dublin Bay.</p>
---	---

**C) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?**

<p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p>	<p>While best practice construction methods are referenced these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site.</p>
---	--



# Appropriate Assessment Screening

Lucan Shopping Centre



Step 4 - Screening Determination Statement		
<p><b>The assessment of significance of effects:</b>  <i>Describe how the proposed development (alone or in combo) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.</i></p>		
<p>It is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.</p> <p>This conclusion has been reached having regard to:</p> <ul style="list-style-type: none"> <li>• the nature and scale of the proposed development on fully serviced lands,</li> <li>• the intervening land uses and distance from European sites,</li> <li>• the lack of direct connections with regard to the Source-Pathway-Receptor model,</li> </ul> <p>An appropriate assessment is not, therefore, required</p>		
<b>Conclusion:</b>		
	Tick as Appropriate	Recommendation
<b>(i) It is clear that there is no likelihood of significant effects on a European site.</b>	✓	The proposal can be screened out. Appropriate assessment not required.
<b>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</b>		Request further information to complete screening Request NIS Refuse planning permission
<b>(iii) Significant effects are likely.</b>		Request NIS Refuse planning permission