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# APPROPRIATE ASSESSMENT SCREENING REPORT

## TAYLOR'S LANE, BALLYBODEN, DUBLIN 16

## 2021

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## 1.0 INTRODUCTION

This Appropriate Assessment Screening Report has been prepared by Panther Environmental Solutions Ltd. to accompany a planning application to South Dublin County Council by the applicant, Luxcare Ltd, for construction of of 111-bedroom nursing home over 3 floors at Taylor's Lane, Ballyboden, Dublin.

The principal aim of this study is to assess whether significant effects to European sites (the Natura 2000 network) are likely to occur as a result of this project in accordance with Article 6(3) of the Habitats Directive and the Planning and Development (Amendment) Act, 2001, as amended. This report has been prepared with regards to the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997), and the later amendment regulations (S.I. No. 233 of 1998; S.I. No. 237 of 2005).

A study was undertaken by Dr Ross Donnelly-Swift (BSc (Hons) Biology, MSc Environmental Science and PhD Biosystems Engineering) of Panther Environmental Solutions Limited. This comprised a review of the proposed development, a site visit on 24th June 2021 to examine the ecological context of the proposed development, a desk study of the information on European sites within the potential zone of influence of the site-and an analysis of the information in the context of the guidance to determine if a Natura Impact Statement is required.

## 2. LEGISLATIVE CONTEXT

The EU Habitats Directive (92/43/EEC) on the conservation of natural habitats and of wild fauna and flora, as amended by council directive 97/62/EC, 2006/105/EC, and Regulation EC1882/2003 of September 2003, as transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477/11), provides the framework for legal protection for habitats and species of European importance. The Natura 2000 network provides an ecological infrastructure for the protection of sites that are of particular importance for rare, endangered or vulnerable habitats and species within the EU. The Natura 2000 network in Ireland is made up of European Sites which include:

- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)

Article 6(3) of the Habitats Directive establishes the requirement for appropriate assessment when planning new developments that might affect a Natura 2000 site. Article 6(3) of the Habitats Directive states;

"*Any plan or project not directly connected with, or necessary to the management of the site, but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site, and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*"

## 3. SCREENING FOR APPROPRIATE ASSESSMENT

Screening is the first stage in the Appropriate Assessment process and is carried out to determine whether a Stage 2 Appropriate Assessment and a Natura Impact Statement (NIS) is required. Screening addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3);

1. Whether a plan or project is directly connected to or necessary for the management of the European (Natura 2000) site; and

2. Whether a plan or project, alone or in combination with other plans or projects, is likely to have significant effects on a European (Natura 2000) site, in view of its conservation objectives.

Screening should be undertaken without the inclusion of mitigation measures. If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 AA and an NIS.

The findings and conclusions of the screening process should be documented, with the necessary supporting evidence and objective criteria. This is of particular importance in the cases where the Appropriate Assessment process ends at the screening stage because the conclusion is that no significant effects are likely.

Screening for Appropriate Assessment involves:

- Description of the project and area characteristics (existing environment);
- Identification and description of Natura 2000 sites that could potentially be affected, and compilation of information on their qualifying interests and conservation objectives;
- Assessment of likely effects – direct, indirect and cumulative, undertaken on the basis of availability of objective information as necessary;
- Screening statement with conclusions.

### 3.1 Methodology

This Appropriate Assessment has been carried with reference to the following guidelines:

- *Appropriate Assessment of Plans and Projects in Ireland. Guidelines for Planning Authorities*. DoEHLG, 2009.
- Circular NPWS 1/10 & PSSP 2/10 Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities
- *Managing Natura 2000 sites – The Provisions of Article 6 of The Habitats Directive 92/43/EEC.* European Commission, 2000.
- Circular L8/08 Water Services Investment and Rural Water Programmes – Protection of Natural Heritage and National Monuments 2 September 2008

- *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites. Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.* European Commission. 2002.
- Commission Notice "Managing Natura 200 sites The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission, 21.11.2018
- CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*, Chartered Institute of Ecology and Environmental Management, Winchester.

### 3.2 Desktop Research

Desktop research was carried out to gather information on the ecology of the site and surrounding areas. The locations of the Natura 2000 sites within 15km of Taylor's Lane, Ballyboden, Dublin 16, were identified from National Parks and Wildlife Service (NPWS) online map viewer. Other Natura sites beyond 15km were also reviewed and considered for the potential for the project to have a negative effect.

Water quality data from the EPA was reviewed for the assessment of biological and environmental data collected on waterbodies in Ireland (Water Quality in Ireland 2013-2018 (2020)).

Information on the characteristics of the Natura 2000 sites within the potential zone of influence was reviewed from the conservation objectives documents, site synopses and Standard Natura 2000 data forms available on the NPWS website.

### 3.3 Site Survey

A site characterisation assessment was undertaken on the 24th June 2021 to examine the ecological context of the development site, by systematically walking the site and boundaries and determining the habitats present. The habitat survey was undertaken in accordance with the standard methodology outlined in Fossitt's "*A Guide to Habitats in Ireland*", a hierarchical classification scheme based upon the characteristics of vegetation present. The Fossitt system also indicates when there are potential links with Annex I habitats of the E.U. Habitats Directive (92/43/EEC). Cognisance was also taken of the Heritage Council guidelines, "*Best Practice Guidance for Habitat Survey and Mapping*", (Smith *et al.,* 2011).

Bird species and signs of fauna activity and dwellings were also noted. Particular attention was given to the possible presence of habitats and/or species, which are legally protected under Irish and European legislation and to assessing any potential ecological connectivity with Natura 2000 sites or supplementary or steppingstone habitats of relevance to Natura 200 sites.

# 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND EXISTING SITE

## 4.1 PROPOSED DEVELOPMENT

The proposed development site is located adjacent to the R113 Regional Road that passes through Ballyboden see Figure 4.1. The Wicklow Mountains SAC is approxiamtely 4.91km south and the South Dublin Bay and River Tolka Estuary SPA is approximately 7km north east of the proposed site. See Figure 4.2 for location of Natura 2000 sites. Access to the site is from the Taylor's Lane (R113). The proposed development of the site will be the construction of a 111-bedroom nursing home over 3 floors. This will include dayrooms, offices, reception, meeting rooms, cinema, laundry, kitchen, dining rooms, staff rooms, various bathrooms, hair salon, and ancillary accommodation. All floors will contain bedrooms, staff facilities, service rooms and recreational rooms measuring a total of 51,33m$^2$. In addition, Newbrook House will be refurbished and there will be 5 separate townhouses located in the south east corner of the site. There will be 18 car parking spaces and a landscaped garden along the south boundary with boardwalks and outdoor seating. The heating system of the development will be natural gas. Vehicular access will be from the Taylor's Lane (R113). The boundaries to the north comprise of low concrete walls and metal fencing with higher boundary walls along east and west boundary. Residential buildings are located immediately to the south and west of the site. A petrol station is located on the east boundary.

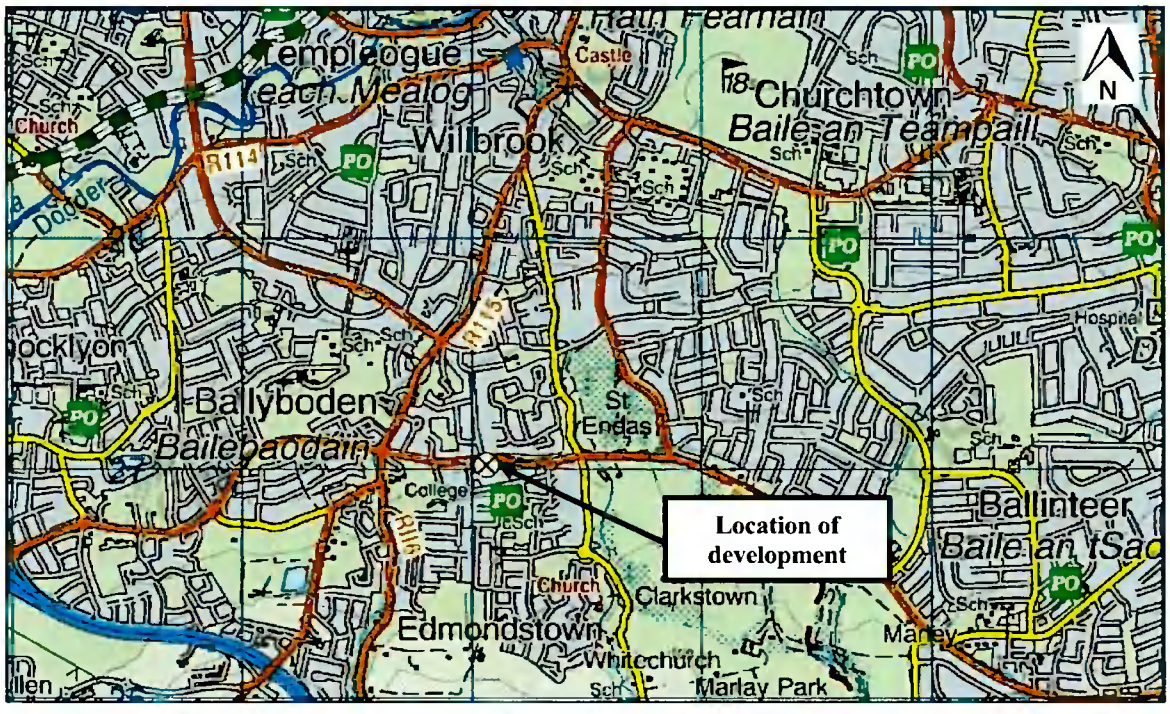


**Figure 4.1:** Location of Proposed Development at Taylor's Lane, Ballyboden, Dublin 16.


**Figure 4.2:** Location of Proposed Development and Natura 2000 Sites

During the construction phase, site clearance works would be undertaken, which would involve the removal of vegetation from the site and earth-moving activities. Soil and stones at the site are to be reused within the site development. See accompanying C&D WMP for the types and estimated quantities of the wastes that will be generated during the construction phase (Doc Ref: PES C&D WMP 21174). Following site clearance works, construction of the residential units would commence. The expected construction timeframe would be approximately 12 -15 months, with hours of operation from 8am to 6pm, Monday to Friday and 8am to 2pm on Saturday.

Waste water from the proposed site will connect with the municipal sewer line along Taylor's Lane. Storm water, comprised of rainwater run-off from roofs and paved areas, will be collected onsite and will pass through a controlled outflow designed in compliance with requirements and regulations. Prior to leaving the proposed site, storm water will be attenuated in a suitably designed storm attenuation system that will incorporate rain gardens with 30-year overflow. The car parking area will have a tree pit bio retention area. The existing watercourse within the site will be moved into a new 1x1m open channel prior to being culverted. This section of the site will be landscaped as an amenity area for residents.

## 4.2 EXISTING ENVIRONMENT

According to the Preliminary Flood Risk Assessment (PFRA) Mapping prepared by the OPW, the development site is not located within an area of coastal or fluvial flooding but within an area of pluvial flooding. However, it should be noted that this mapping system is based on broad-scale simple analysis and may not be accurate for a specific location.

A site characterisation assessment was undertaken on the 24th June 2021 to examine the ecological context of the development site, by systematically walking the site and boundaries and determining the habitats present. The habitat survey was undertaken in accordance with the standard methodology outlined in Fossitt's "*A Guide to Habitats in Ireland*", a hierarchical classification scheme based upon the characteristics of vegetation present. The Fossitt system also indicates when there are potential links with Annex I habitats of the E.U. Habitats Directive (92/43/EEC). Cognisance was also taken of the Heritage Council guidelines, "*Best Practice Guidance for Habitat Survey and Mapping*", (Smith *et al.*, 2011).

Bird species and signs of fauna activity and dwellings were also noted. Particular attention was given to the possible presence of habitats and/or species, which are legally protected under Irish and European legislation.

The majority of the site is comprised of buildings and artificial surfaces and scrub habitats.

Within the site is recolonising bare ground (ED3) habitat. The dominant species found here are Buttercup (*Ranunculus* spp.), Clover (*Trifolium* spp.), Sow-thistle (*Sonchus* spp.), Dock (*Rumex* spp.), Creeping Thistle *(Cirsium arvense*), Ribwort Plantain (*Plantago lanceolata*), Colt's Foot (*Tussilago farfara*), Nettle (*Urtica dioica*), Lesser Hawkbit (*Leontodon taraxacoides*), Rape (*Brassica napus*), Purple-loosestrife (*Lythrum salicaria*), Greater Plantain (*Plantago major*), Melilot (*Melilotus* spp.), Ragwort (*Senecio jacobaea*), Rosebay Willowherb (*Chamerion angustifolium*), Nipplewort (*Lapsana communis*), Dandelion (*Taraxacum* spp.), Annual Meadow-grass (*Poa annua*), Couch-grass (*Elytrigia repens*), Creeping Bent (*Agrostis stolonifera*) and Fescue (*Festuca* spp.)

Along the south boundary and side of Newbrook House is hedgerows (WL1) and treelines (WL2) habitats with tree species Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Elder (*Sambucus nigra*), Horse-chestnut (*Aesculus hippocastanum*) and Willow (*Salix* spp.). Other species commonly found in this habitat are Holly (*Ilex aquifolium*), Buckler-fern (*Dryopteris* spp.), Bramble (*Rubus fruticosus*), Ivy (*Hedera helix*), Cleavers (*Galium aparine*), and Nettle (*Urtica dioica*).

Scrub (WS1) habitat is found throughout the site. Tree species include Willow (*Salix* spp.) and Sycamore (*Acer pseudoplatanus*). Other flora species include are Grass spp., Bramble (*Rubus fruticosus*), Dock (*Rumex spp.*), Bindweed (*Calystegia* spp.), Cleavers (*Galium aparine*), Butterfly-bush (*Buddleja davidii*), Cabbage Palm (*Cordyline australis*), Alexanders (*Smyrnium olusatrum*), Vetch (*Vicia* spp.), Willowherb (*Epilobium* spp.), Himalayan Honeysuckle (*Leycesteria formosa*), Hogweed (*Heracleum sphondylium*) and Tutsan (*Hypericum androsaemum*).

Within the site boundary is drainage ditch (FW4) habitat. The flora found here include Water-cress (*Rorippa nasturtium-aquaticum*), Lesser Water-parsnip (*Berula erecta*), Butterbur

(*Petasites hybridus*), Willowherb (*Epilobium* spp.), Water Horsetail (*Equisetium fluviatile*) and Water Figwort (*Scrophularia auriculata*).

The majority of habitats identified within the boundary of the site during the assessment were generally considered to be modified and of low conservation value. No plant species of conservation significance were noted during the site assessment. No invasive plant species listed in the Third Schedule of the European Communities Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) was recorded in the proposed site.

See Table 4.1 for summary for habitats located at and adjacent the proposed development.

**Table 4.1:** Habitats found in and adjacent to the development site

| HABITAT CLASSIFICATION HIERARCHY | | |
|---|---|---|
| **LEVEL 1** | **LEVEL 2** | **LEVEL 3** |
| **B** – Cultivated and built land | **BL** – Built Land | **BL3** – Buildings and artificial surfaces |
| **E** – Exposed rock and disturbed ground | **ED** – Disturbed ground | **ED2** – Spoil and bare ground |
| | | **ED3** – Recolonising bare ground |
| **F** – Freshwater | **FW** – Watercourses | **FW4** – Drainage ditches |
| **W** – Woodland and scrub | **WS** – Scrub/ transitional woodland | **WS1** – Scrub |
| | **WL** – Linear woodland / scrub | **WL1** – Hedgerows |
| | | **WL2** – Treelines |

Bird species noted during the site walkover included Magpie (*Pica pica*), Blackbird (*Turdus merula*), Blue Tit (*Parus caeruleus*), Great Tit (*Parus major*), House Sparrow (*Passer domesticus*), Jackdaw (*Corvus monedula*), Robin (*Erithacus rubecula*), Woodpigeon (*Columba palumbus*), Wren (*Troglodytes troglodytes*) and Lesser Black-backed Gull (*Larus fuscus*).

There was evidence of previous Fox (*Vulpes vulpes*) activity at the site. No other fauna, or evidence of fauna, were noted during the survey. Fauna typical of that found throughout the rest of Ireland which would be expected to be found in the area and would include; Bat species, Badger (*Meles meles*), Common Frog (*Rana temporaria*), Otter (*Lutra lutra*), Pine Marten (*Martes martes*), Stoat (*Mustela erminea hibernica*), American Mink (*Mustela vison*), Irish Hare (*Lepus timidus hibernicus*), Rabbit (*Oryctalagus cuniculus*), Hedgehog (*Erinus europaeus*), Red Squirrel (*Sciurus vulgaris*), Grey Squirrel (*Sciurus carolinensis*) and Brown Rat (*Rattus norvegicus*).

In addition to the site walkover, flora and fauna records were reviewed on the National Biodiversity Data Centre (NBDC) website for the proposed development site and vicinity from the last 30 years.

No protected flora species under the Flora Protection Order 2015 (S.I. No. 356 of 2015), were recorded for the 10km square (Tetrad – O12) in which the development site is located. Twelve invasive plant species listed in the Third Schedule of the European Communities Birds and

Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) was recorded within the 10km square (Tetrad – O12); American Skunk-cabbage (*Lysichiton americanus*), Canadian Waterweed (*Elodea canadensis*), Fallopia japonica x sachalinensis = F. x bohemica, Giant Hogweed (*Heracleum mantegazzianum*), Water Fern (*Azolla filiculoides*), Giant-rhubarb (*Gunnera tinctoria*), Indian Balsam (*Impatiens glandulifera*), Japanese Knotweed (*Fallopia japonica*), Nuttall's Waterweed (*Elodea nuttallii*), Parrot's-feather (*Myriophyllum aquaticum*), Rhododendron ponticum and Three-cornered Garlic (*Allium triquetrum*).

Fauna records for the previous thirty years were reviewed on the NBDC website for the 10km square (Tetrad – O12) in which the proposed development is located. Bird species of note recorded within the 10km square include Barn Owl (*Tyto alba*), Barn Swallow (*Hirundo rustica*), Black-headed Gull (*Larus ridibundus*), Brent Goose (*Branta bernicla*), Coot (*Fulica atra*), Common Eider (*Somateria mollissima*), Goldeneye (*Bucephala clangula*), Grasshopper Warbler (*Locustella naevia*), Greenshank (*Tringa nebularia*), Kestrel (*Falco tinnunculus*), Kingfisher (*Alcedo atthis*), Linnet (*Carduelis cannabina*), Pheasant (*Phasianus colchicus*), Pochard (*Aythya ferina*), Redshank (*Tringa totanus*), Sandpiper (*Actitis hypoleucos*), Snipe (*Gallinago gallinago*), Starling (*Sturnus vulgaris*), Swift (*Apus apus*), Wood Pigeon (*Columba palumbus*), Eurasian Curlew (*Numenius arquata*), Eurasian Oystercatcher (*Haematopus ostralegus*), Teal (*Anas crecca*), Tree Sparrow (*Passer montanus*), Woodcock (*Scolopax rusticola*), Golden Plover (*Pluvialis apricaria*), Herring Gull (*Larus argentatus*), House Martin (*Delichon urbicum*), House Sparrow (*Passer domesticus*), Lesser Black-backed Gull (*Larus fuscus*), Egret (*Egretta garzetta*), Grebe (*Tachybaptus ruficollis*), Mallard (*Anas platyrhynchos*), Mediterranean Gull (*Larus melanocephalus*), Mew Gull (*Larus canus*), Mute Swan (*Cygnus olor*), Northern Goshawk (*Accipiter gentilis*), Northern Lapwing (*Vanellus vanellus*), Northern Shoveler (*Anas clypeata*), Northern Wheatear (*Oenanthe oenanthe*), Peregrine Falcon (*Falco peregrinus*), Red Grouse (*Lagopus lagopus*), Red Kite (*Milvus milvus*), Red-footed Falcon (*Falco vespertinus*), Rock Pigeon (*Columba livia*), Sand Martin (*Riparia riparia*), Sky Lark (*Alauda arvensis*), Snowy Owl (*Bubo scandiaca*), Stock Pigeon (*Columba oenas*), Spotted Flycatcher (*Muscicapa striata*), Tufted Duck (*Aythya fuligula*), Whinchat (*Saxicola rubetra*) and Yellowhammer (*Emberiza citrinella*).

Protected Fauna of note include; Marsh Fritillary (*Euphydryas aurinia*), Common Frog (*Rana temporaria*), Smooth Newt (*Lissotriton vulgaris*), Brown Long-eared Bat (*Plecotus auritus*), Daubenton's Bat (*Myotis daubentonii*), Badger (*Meles meles*), Pygmy Shrew (*Sorex minutus*), Red Squirrel (*Sciurus vulgaris*), Otter (*Lutra lutra*), Lesser Noctule (*Nyctalus leisleri*), Nathusius's Pipistrelle (*Pipistrellus nathusii*), Natterer's Bat (*Myotis nattereri*), Pine Marten (*Martes martes*), Red Deer (*Cervus elaphus*), Pipistrelle (*Pipistrellus pipistrellus sensu lato*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Hedgehog (*Erinaceus europaeus*) and Whiskered Bat (*Myotis mystacinus*).

Invasive Fauna of note include; Harlequin Ladybird (*Harmonia axyridis*) Red-eared Terrapin (*Trachemys scripta*), American Mink (*Mustela vison*), Brown Rat (*Rattus norvegicus*), Eastern Grey Squirrel (*Sciurus carolinensis*), Rabbit (*Oryctolagus cuniculus*), Sika Deer (*Cervus nippon*), Fallow Deer (*Dama dama*) and House Mouse (*Mus musculus*).

### 4.2.1 Information on Water Quality

The proposed development is located within the Liffey and Dublin Bay Catchment (ID 09) and the Sub Catchment Dodder_SC_010 (ID: 09_16). The nearest watercourse is an unnamed watercourse (millrace) located behind Newbrook House within the proposed development site. This watercourse connects with either the Kilmashogue Stream (EPA Code: 09K06, Order 2) approximately 360m east of the site boundary or the River Owenadoher (EPA Code: 09O01, Order 4) which is the source of water for the millrace and is approximately 418m north west of the site boundary. The River Owenadoher flows for approximately 2.16km before joining the River Dodder (EPA Code: 09D01, Order 4). The Kilmashogue Stream flows into the River Owenadoher approximately 1.27km from the site boundary. The River Dodder flows into the River Liffey (EPA Code: 09L01, Order 6) after approximately 8.77km. The River Liffey flows into Dublin Bay approximately 5.28km. At the end of the Great South Wall/North Bull Wall the waters mix with the Natura 2000 sites on either side. See Figure 4.3 for watercourses within the vicinity of the site.

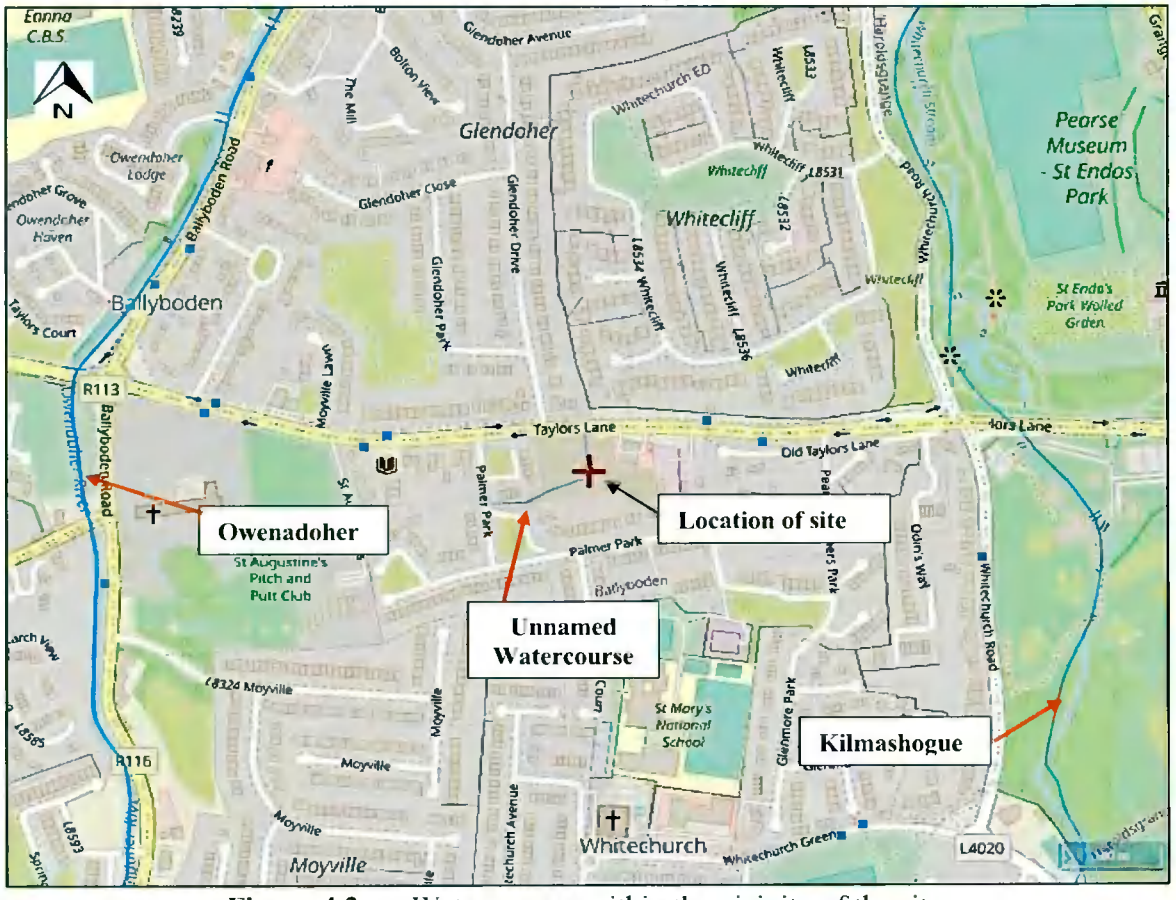


**Figure 4.3:** Watercourses within the vicinity of the site

The Environmental Protection Agency (EPA) undertake surface water monitoring along the River Owenadoher. The results for the nearest monitoring stations with available information (as per Table 4.2) for the period 2005 – 2020 are summarised in Figure 4.4 below for indicative purposes. As can be seen in Figure 4.4 below, the River Owenadoher is mainly achieving a water quality status of between Q3 (poor) to Q3-4 (moderate) in recent years. EPA comments on the most recent monitoring results for the River Owenadoher are as follows "*Satisfactory ecological conditions continue at the upper station (1100) while a return to unsatisfactory*

*Moderate ecological conditions were noted in the lowermo streaches (1700) in July 2019. A revisit to Station 1700 in July 2020 found continuing Moderate conditions."*

**Table 4.2:** Monitoring Stations on the River Owenadoher within the vicinity of the development

| STATION NO. | STATION LOCATION | EASTING | NORTHING | APPROX. LOCATION RELATIVE TO SITE |
|---|---|---|---|---|
| RS09O011100 | Br SW of Delamaine Cottage | 313411 | 224053 | 2.33km (Upstream) |
| RS09O011300 | Scholarstown Road Br | 313591 | 226942 | 392m West of boundary |
| RS09O011700 | Br u/s Dodder R confl | 314144 | 314144 | 1.95km (Downstream) |

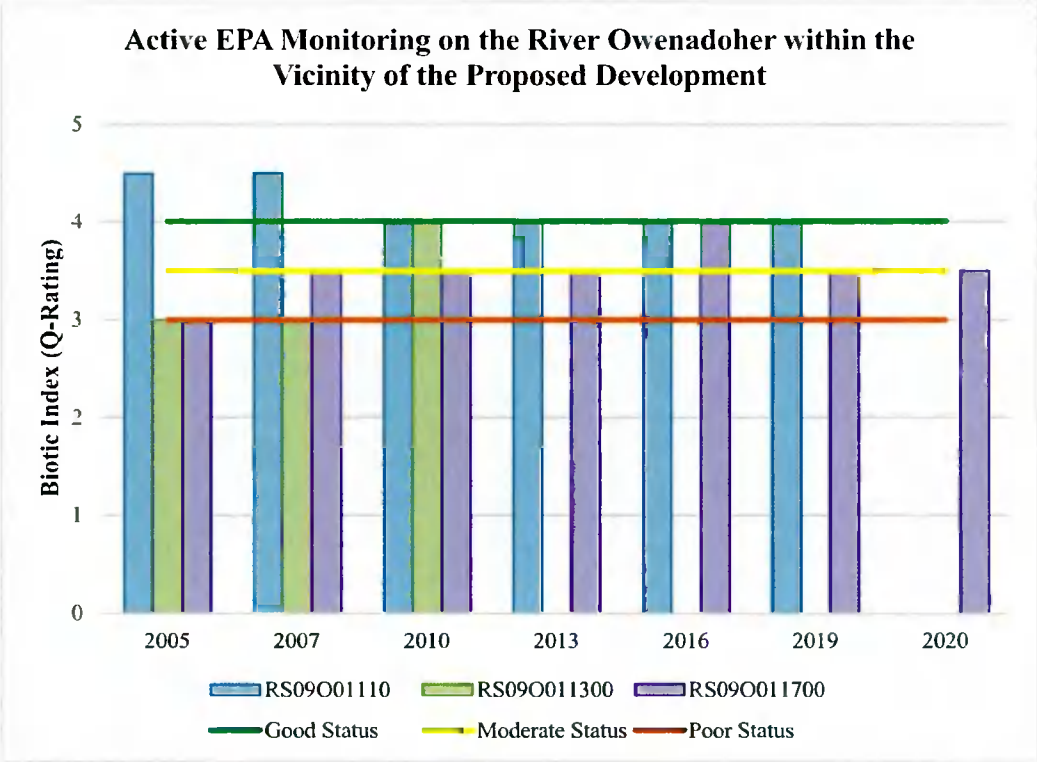


**Figure 4.4:** EPA Ecological Monitoring of the River Owenadoher from 2005 – 2020

## 5.0 EUROPEAN SITES (NATURA 2000 SITES) within zone of influence

In assessing the zone of influence of this project upon European sites, the following factors must be considered:

- Potential impacts arising from the project;
- The location and nature of European sites;
- Pathways between the development and European sites.

There is no standard radius that can be used to select which European sites are to be analysed. This can only be determined by looking at the zone of influence of the project at hand. A rule of thumb often used is to include all European sites within a distance of 15km.

Four Special Protection Area (SPA) sites occur within 15km of the proposed development and six Special Area of Conservation (SAC) sites occur within 15km of the proposed development and are shown in the following table:

| SITE NAME | DESIGNATION | SITE CODE | DISTANCE |
|---|---|---|---|
| Wicklow Mountains | SAC | 002122 | 4.91km S |
| Wicklow Mountains | SPA | 004040 | 4.77km S |
| Glenasmole Valley | SAC | 001209 | 6.46km SW |
| South Dublin Bay | SAC | 000210 | 7.18km NE |
| South Dublin Bay and River Tolka Estuary | SPA | 004024 | 7.02km NE |
| Knocksink Wood | SAC | 000725 | 9.29km SE |
| North Dublin Bay | SAC | 000206 | 11.48km NE |
| North Bull Island | SPA | 004006 | 11.48km NE |
| Dalkey Islands | SPA | 004172 | 13.33km E |
| Rockabill to Dalkey Island | SAC | 003000 | 13.42km E |

Maps detailing European sites within 2km and 15km of the proposed site are included as Appendix A below.

For this assessment, the site considered to be within the zone of influence of the proposed development was the South Dublin Bay SAC (Site code: 000210) and the South Dublin Bay and River Tolka Estuary (Site code: 004024) due to the distance and hydrological connectivity with the proposed development site.

The Wicklow Mountains SAC (Site code: 002122) and Wicklow Mountains SPA (Site code: 004040) are both located upstream of the proposed site. In addition, the proposed site does not contain the habitat or species for which these Natura 2000 sites were designated therefore both have been screened out. The proposed development does not have a direct hydrological connection to the Glenasmole Valley SAC (Site Code: 001209), Knocksink Wood SAC (Site Code: 000725), Ballyman Glen SAC (Site Code: 000713). Therefore, in the absence of a path source receptor these sites have been screened out.

The proposed site is hydrologically connected to North Dublin Bay SAC (Site Code: 000206), North Bull Island SPA (Site Code: 004006), Rockabill to Dalkey Island SAC (Site Code: 003000), Dalkey Islands SPA (Site Code: 004172). Due to the distance and dilution factor of the Irish Sea these protected sites have been screened out.

## 5.1 SOUTH DUBLIN BAY SAC (SITE CODE: 000210)

This site lies south of the River Liffey in Co. Dublin and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake. The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

| HABITATS | |
|---|---|
| CODE | DESCRIPTION |
| 1140 | Tidal Mudflats and Sandflats |
| 1210 | Annual vegetation of drift lines |
| 1310 | *Salicornia* and other annuals colonising mud and sand |
| 2110 | Embryonic shifting dunes |

** denotes a priority habitat*

The conservation objectives for the SAC site are to maintain or restore the favourable conservation condition of the qualifying interests. An excerpt from the Natura 2000 Data Form for the South Dublin Bay SAC is included below, while further details are available within the site's site synopsis:

"Site possesses a fine and fairly extensive example of intertidal flats. Sediment type is predominantly sand, with muddy sands in the more sheltered areas. A typical macro-invertebrate fauna exists. Has the largest stand of *Zostera* on the east coast. Supports part of the important wintering waterfowl populations of Dublin Bay. Regularly has an internationally population of *Branta bernicila horta*, plus nationally important numbers of at least a further 6 species, including *Limosa lapponica*. Regular autumn roosting ground for significant numbers of *Sterna terns*, including *S. dougallii*. The scientific interests of the site have been well documented. This intertidal site extends from the South Wall at Dublin Port to the West Pier at Dun Laoghaire, a distance of c. 5 km. At their widest, the intertidal flats extend for almost 3 km. The seaward boundary is marked by the low tide mark, while the landward boundary is now almost entirely artificially embanked. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. A number of small streams and drains flow into the site. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes."

**Figure 5.1:** South Dublin Bay SAC

***South Dublin Bay SAC Conservation Objectives***

The Habitats Directive requires the Appropriate Assessment process to assess the potential impacts of the development "in *view of the site's conservation objectives*". Site specific conservation objectives (SSCOs) for the qualifying interests of the South Dublin Bay SAC are provided in the table below, where available from the NPWS document "*Conservation Objectives: South Dublin Bay SAC (Site code: 000210)* (NPWS, 2013).

| ATTRIBUTE | MEASURE | TARGET |
|---|---|---|
| **[1140] Mudflats and sandflats not covered by seawater at low tide** | | |
| Habitat area | Hectares | The permanent habitat area is stable or increasing, subject to natural processes |
| Community extent | Hectares | Maintain the extent of the *Zostera*-dominated community, subject to natural processes |
| Community structure: *Zostera* density | Shoots/m² | Conserve the high quality of the *Zostera*-dominated community, subject to natural processes |
| Community distribution Hectares | Hectares | Conserve the following community type in a natural condition: Fine sands with *Angulus tenuis* community complex |
| **[1210] Annual vegetation of drift lines** | | |
| None Specified | - | - |
| **[1310] *Salicornia* and other annuals colonising mud and sand** | | |
| None Specified | - | - |
| **[2110] Embryonic shifting dunes** | | |
| None Specified | - | - |

***South Dublin Bay SAC Conservation Status***

According to the Habitat's Directive, favourable conservation status of a habitat is achieved when:

- Its natural range and areas it covers within that range are stable or increasing; and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- The conservation status of its typical species is favourable as defined below.

According to the Habitat's Directive, favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats; and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The conservation statuses for the qualifying interests of South Dublin Bay SAC are outlined below.

| CODE | QUALIFYING INTEREST | NATIONAL CONSERVATION STATUS* | SITE LEVEL CONSERVATION STATUS** |
|---|---|---|---|
| 1140 | Tidal Mudflats and Sandflats | Inadequate | Good |
| 1210 | Annual vegetation of drift lines | Inadequate | Good |
| 1310 | *Salicornia* and other annuals colonising mud and sand | Inadequate | Good |
| 2110 | Embryonic shifting dunes | Inadequate | Good |

**Sourced from the Status of EU Protected Habitats and Species in Ireland (NPWS, 2019b and 2019c)*
***Sourced from NPWS (2020a)*

## 5.2 SOUTH DUBLIN BAY AND RIVER TOLKA ESTUARY SPA (SITE CODE: 004024)

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Ulva spp.*) are distributed throughout the area at a low density. The macroinvertebrate fauna

is well-developed and is characterised by annelids such as Lugworm (*Arenicola marina*), *Nephthys* spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cockle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean *Corophium volutator*. Sediments in the Tolka Estuary vary from soft thixotrophic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. The site is a SAC) selected for the following habitats and species listed on Annex I / II of the E.U. Habitats Directive:

| HABITATS | |
|---|---|
| CODE | DESCRIPTION |
| A999 | Wetlands |

| SPECIES | | |
|---|---|---|
| CODE | COMMON NAME | SCIENTIFIC NAME |
| A046 | Light-bellied Brent Goose | *Branta bernicla hrota* |
| A130 | Oystercatcher | *Haematopus ostralegus* |
| A137 | Ringed Plover | *Charadrius hiaticula* |
| A141 | Grey Plover | *Plover Pluvialis squatarola* |
| A143 | Knot | *Calidris canutus* |
| A144 | Sanderling | *Calidris alba* |
| A149 | Dunlin | *Calidris alpina alpina* |
| A157 | Bar-tailed Godwit | *Limosa lapponica* |
| A162 | Redshank | *Tringa totanus* |
| A179 | Black-headed Gull | *Chroicocephalus ridibundus* |
| A192 | Roseate Tern | *Sterna dougallii* |
| A193 | Common Tern | *Sterna hirundo* |
| A194 | Arctic Tern Sterna | *Sterna paradisaea* |


**Figure 5.2:** South Dublin Bay and River Tolka Estuary SPA

***South Dublin Bay SPA Conservation Objectives***

The Habitats Directive requires the Appropriate Assessment process to assess the potential impacts of the development "in *view of the site's conservation objectives*". Site specific conservation objectives (SSCOs) for the qualifying interests of the South Dublin Bay and River Tolka Estuary SPA are provided in the table below, where available from the NPWS document "*Conservation Objectives: South Dublin Bay SPA* (Site code: 004024) (NPWS, 2015).

| ATTRIBUTE | MEASURE | TARGET |
|---|---|---|
| **[A046] Light-bellied Brent Goose** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Light-bellied Brent Goose, other than that occurring from natural patterns of variation |
| **[A130] Oystercatcher** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Oystercatcher, other than that occurring from natural patterns of variation |
| **[A137] Ringed Plover** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Ringed Plover, other than that occurring from natural patterns of variation |
| **[A141] Grey Plover** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Grey Plover other than that occurring from natural patterns of variation |
| **[A143] Knot** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Knot other than that occurring from natural patterns of variation |
| **[A144] Sanderling** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Sanderling other than that occurring from natural patterns of variation |
| **[A149] Dunlin** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |

| ATTRIBUTE | MEASURE | TARGET |
|---|---|---|
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Dunlin other than that occurring from natural patterns of variation |
| **[A157] Bar-tailed Godwit** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas by Bar-tailed Godwit other than that occurring from natural patterns of variation |
| **[A162] Redshank** | | |
| Population trend | Percentage change | Long term population trend stable or increasing |
| Distribution | Range, timing and intensity of use of areas | No significant decrease in the range, timing or intensity of use of areas Redshank other than that occurring from natural patterns of variation |
| **[A192] Roseate Tern** | | |
| Passage population: individuals | Number | No significant decline |
| Distribution: roosting areas | Number; location; area(hectares) | No significant decline |
| Prey biomass available | Kilogrammes | No significant decline |
| Barriers to connectivity | Number; location; shape; area (hectares) | No significant increase |
| Disturbance at roosting site | Level of impact | Human activities should occur at levels that do not adversely affect the numbers of roseate tern among the post-breeding aggregation of terns |
| **[A193] Common Tern** | | |
| Breeding population abundance: apparently occupied nests (AONs) | Number | No significant decline |
| Productivity rate: fledged young per breeding pair | Mean number | No significant decline |
| Passage population: individuals | Number | No significant decline |
| Distribution: roosting areas | Number; location; area(hectares) | No significant decline |
| Prey biomass available | Kilogrammes | No significant decline |
| Barriers to connectivity | Number; location; | No significant increase |

| ATTRIBUTE | MEASURE | TARGET |
|---|---|---|
| | shape; area (hectares) | |
| Disturbance at breeding site | Level of impact | Human activities should occur at levels that do not adversely affect the breeding common tern population |
| Disturbance at roosting site | Level of impact | Human activities should occur at levels that do not adversely affect the numbers of roseate tern among the post-breeding aggregation of terns |
| **[A194] Arctic Tern** | | |
| Population trend | Number of individuals | No significant decline |
| Distribution: roosting areas | Number; location; area(hectares) | No significant decline |
| Prey biomass available | Kilogrammes | No significant decline |
| Barriers to connectivity | Number; location; shape; area (hectares) | No significant increase |
| Disturbance at roosting site | Level of impact | Human activities should occur at levels that do not adversely affect the numbers of roseate tern among the post-breeding aggregation of terns |
| **[A999] Wetlands** | | |
| Habitat area | Hectares | The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2,192 hectares, other than that occurring from natural patterns of variation |

***South Dublin Bay and River Tolka Estuary SPA Conservation Status***

According to the Habitat's Directive, favourable conservation status of a habitat is achieved when:

- Its natural range and areas that it covers within that range are stable or increasing; and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- The conservation status of its typical species is favourable as defined below.

According to the Habitat's Directive, favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats; and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The conservation statuses for the qualifying interests of the South Dublin Bay SPA and River Tolka Estuary are outlined below.

| CODE | QUALIFYING INTEREST | CONSERVATION STATUS* | SITE LEVEL CONSERVATION STATUS** |
|---|---|---|---|
| A046 | Light-bellied Brent Goose | Least Concern/Amber | Excellent |
| A130 | Oystercatcher | Near Threatened/Red | Good |
| A137 | Ringed Plover | Least Concern/Amber | Good |
| A141 | Grey Plover | Least Concern/Red | Good |
| A143 | Knot | Near Threatened/Red | Good |
| A144 | Sanderling | Least Concern/Green | Excellent |
| A149 | Dunlin | Least Concern/Red | Good |
| A157 | Bar-tailed Godwit | Near Threatened /Amber | Good |
| A162 | Redshank | Least Concern/Red | Good |
| A179 | Black-headed Gull | Least Concern/Red | Good |
| A192 | Roseate Tern | Least Concern/Amber | Excellent |
| A193 | Common Tern | Least Concern/Amber | Excellent |
| A194 | Arctic Tern Sterna | Least Concern/Amber | Excellent |

* *Sourced from Birds Directive Index (2021) /* Birds of Conservation Concern in Ireland 2020 –2026 (Gilbert G, Stanbury A and Lewis L (2021)).
** *Sourced from NPWS (2020b)*

## 6.0 ASSESSMENT OF LIKELY IMPACTS

### 6.1 DISTURBANCE TO PROTECTED HABITATS AND SPECIES

The site does not directly impinge on any part of a European site, and as such would not be expected to have any in-situ effects upon a protected site through loss or destruction of habitat, fragmentation of habitat, disturbance of habitat or direct reduction in species density.

It is not considered that the site would contain the habitats or species for which the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA have been designated. No areas of sand dunes, mudflats or tidal estuary exist within the site. The nearest example of these habitats is approximately 7.18km to the north east of the proposed site therefore the site does not contain any habitat which would have potential links to the qualifying interests associated with saltwater and tidal conditions.

The site would not offer suitable breeding grounds for the bird species associated with South Dublin Bay and River Tolka Estuary SPA. Also, the site would not offer suitable foraging habitat for these protected species. The majority of the site is made up of modified habitats (BL3) with vegetation cover predominately of non-native shrubs (WS1) which would be of limited value. Tree and shrubbery removal should not take place within the bird nesting season 1st March – 31st August. There is no suitable grazing grassland for geese and the watercourse would be limited value to foraging coastal birds.

It is not envisaged that protected species would be adversely impacted upon by the site due to noise generated by the nursing home given the type of noise omitted during the operational phase. In addition, given the urban setting of the site fauna within the vicinity would be accustomed to human activity and urban noise. While there would be increased noise emissions during the construction phase of the development this would be transient and over a phased approach with an estimated construction timeframe of 12-15 months.

It is therefore considered that the proposed development would not result in any significant risk to the protected habitats and species of the South Dublin Bay SAC or South Dublin Bay and River Tolka Estuary SPA due to habitat fragmentation or loss, disturbance or reduction in species density.

### 6.2 INVASIVE SPECIES

Under Regulation 49(2) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), save in accordance with a licence granted under paragraph (7), any person who plants, disperses, allows or causes to disperse, spreads or otherwise causes to grow in any place specified in relation to any plant which is included in Part 1 of the Third Schedule shall be guilty of an offence. Materials containing invasive species such as Japanese Knotweed are considered "controlled waste", and, as such, there are legal restrictions on their handling and disposal. Under Regulation 49(7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it is a legal requirement to obtain a license to move "vector materials" listed in the Third Schedule, Part 3.

**Table 6.1:** National Biodiversity Data Centre records of high impact invasive species within 2km (Tetrad – O12N), of the proposed development.

| INVASIVE FLORA SPECIES |
|---|
| Giant-rhubarb (*Gunnera tinctoria*) |
| Three-cornered Garlic (*Allium triquetrum*) |
| Japanese Knotweed (*Fallopia japonica*) |

The spread of invasive plant and animal species can negatively impact on the conservation objectives of certain Annex I habitats and species designated within SACs.

There are no high impact invasive species within or adjacent the site boundary. The risk of invasive species being introduced onto the site during the operational phase of the project is considered to be low, with no import of materials with the potential to contain invasive flora species. Any topsoil will be thoroughly checked and screened before being imported into the site. The accompanying landscape plan will use native and non-invasive ornamental flora in its design.

Therefore, it is considered that there would be no significant risk to protected habitats and species as a result of invasive species from the site.

## 6.3 POTENTIAL IMPACTS ON WATER QUALITY

The proposed site is located within the Liffey and Dublin Bay Catchment (ID 09), thus the site would be hydrologically linked to the South Dublin Bay SAC (Site code: 000210) and South Dublin Bay and River Tolka Estuary SPA. However, the site would not be considered to impact upon the listed habitats and species of the SAC site due to deleterious effects on water quality, owing to the type of proposed development and the drainage system put in place. Storm water, comprised of rainwater run-off from roofs and paved areas, will be collected via a drainage system and attenuated onsite before it will pass through a controlled outflow designed in compliance with requirements and regulations. The system will include a rain garden and a tree pit bio-retention area in the design. See drainage plans by Cowal Design Consultants.

Waste water from the proposed site will connect with the municipal sewer line along Taylor's Lane. Irish Water is currently upgrading capacity at Ringsend Wastewater Treatment Plant that will enable it to treat wastewater for up to 2.4 million population while meeting the required standards. Amongst the upgrades will be improvements to existing secondary treatment tanks to provide additional capacity and nutrient reduction to protect the nutrient-sensitive Dublin Bay area. In addition, the provision of a new phosphorous recovery process and expansion of the plant's sludge treatment facilities.

Construction works would be confined to the proposed development footprint with the watercourse within the site to be moved into a new open channel before re-joining the culverted channel at Taylor's Lane. The hydrological connection to the protected sites of South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA is approximately 16km via the Rivers Owenadoher, Dodder and Liffey. Therefore, the risk of the proposed development impacting upon the water quality of the SAC/SPA sites would be greatly reduced. In the event

suspended solids become entrained in surface water run-off, there is considered to be no significant risk of impact on water quality as suspended solids would be retained on site as run-off percolates to the ground or within the existing drainage system. The risk of water quality deterioration as a result of uncured concrete would be further reduced, given that precast concrete would be used where possible and surplus concrete would be returned to the batching plant.

As discussed in Section 4, the site is not located within an area of fluvial flooding or coastal flooding. Any stormwater would be captured within the drainage network and rain garden. Therefore, the site would not be anticipated to pose a significant risk upon the Natura 2000 network site as a result of flooding.

It is therefore considered that, due to the relative scale and extent of the site, the drainage system and the proposed development would not pose a significant risk upon South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA due to a deleterious effect on water quality during the operational phase.

### 6.4 In Combination Effects

The following plans and projects were reviewed and considered for in-combination effects with the proposed development:

- South Dublin County Development Plan 2016-2022;
- South Dublin County Local Economic and Community Plan 2016-2021;
- Proposed and permitted developments in the area available on South Dublin County planning system.

The site is located adjacent to a regional road in Ballyboden. As the development is within an urban area there is a mixture of developments within the vicinity such as residential properties and amenities. The area in the immediate vicinity of the site is comprised of a mixture of residential and commercial properties. Recent planning applications granted within the vicinity of the development include redevelopments and alterations to buildings. Larger scale developments include a primary care centre and apartment blocks for residential units with all associated site works. The following plans and projects were reviewed and considered for in-combination effects with the proposed development:

**Table 6.4:** Recent planning applications close to the proposed site

| Application No. | Development Type | Outcome | Approximate Distance |
|---|---|---|---|
| SD17B/0402 | Demolish single storey extension to the eastern side elevation including garage and replace same with two storied extension; demolish existing porch to front southern elevation and replace same with porch; change of window styles; construction of detached garage to rear of existing house; widening existing entrance and associated works | Granted | 35m N |
| SD17B/0009 | Side single storey extension, flat roof type with an extended canopy to front as part thereof to | Granted | 157m NW |

| Application No. | Development Type | Outcome | Approximate Distance |
|---|---|---|---|
| | give additional living accommodation with all on site ancillary services. | | |
| SD17A/0426 | Modifications to existing single storey car service workshop building as follows: increase area by 23.4 $m^2$; remodel with external metal cladding, including apex roof (4m high). | Granted | 160m E |
| SD20A/0059 | Alteration and additions (increasing the overall floor area from 2042.3$m^2$ to 2480 $m^2$) to the existing Order of St. Augustine buildings. Single storey bedroom wing extension (275 $m^2$) to the northwest of the existing building; two storey bay extension (11.4 $m^2$) to existing north elevation at new Oratory; new entrance steps, ramp, planters and canopy to existing entrance; single storey extension (17.2 $m^2$) to rear (south elevation) of existing building to form lobby and prayer room; extension (47.4 $m^2$) to rear (south) elevation to include extension of existing kitchen/dining area at ground floor; extension (86.6 $m^2$) of existing first floor administration area providing 4 cellular offices and tea station; new canopy over rear service yard between existing main building and existing detached external store; general internal alterations to existing ground and first floor living, dining, bedroom and administration areas; alterations to existing external store to provide staff changing and laundry/utility facilities; new external patio seating area to rear (south) elevation of existing building; 20 car parking spaces including residents, staff, visitor and 1 disabled accessible space; all associated hard and soft landscaping and site development works. | Granted | 288m SW |
| SHD3ABP-307222-20 | Demolition of existing former institutional buildings and associated outbuildings. Construction of 496 residential units within 3 apartment/duplex blocks (over basement car parks) ranging in height from 2-7 storeys. Block A - 6-7 storeys in height and consists 152 units in 2 L shaped buildings along with a creche and 2 retail units. Block B- 3 x 6-7 storey buildings with 141 units, plus 6 x 2 storey duplex units in 2 buildings providing a total of 147 units. Block C- 5-6 storeys in height and consists 197 units plus a community room all in one building. Provision of a new public park along Taylors Lane. Provision of 372 car parking spaces and 1144 cycle parking spaces. Revised vehicular access from Edmondstown Road and an emergency vehicular access off Taylors Lane along with provision of pedestrian accesses to the site. Road improvement works along Edmondstown Road including the existing junction off Scholarstown Road/Edmondstown Road. All associated | Granted | 354m W |

| Application No. | Development Type | Outcome | Approximate Distance |
|---|---|---|---|
| | development works, substations, bin stores and landscaping required. | | |
| SD17A/0398 | Permitted residential development which are protected structures Reg. Ref. SD16A/0079 (An Bord Pleanala PL06S.246613) to include a proposed single storey extension to Unit No. 22 Odin's Way and modifications to the 5 unit terraced houses, No's 23-27 Odin's Way, to include the relocation of attic dormer windows to the front of the units and the provision of new dormer windows to the en-suites to the rear. Also included is the relocation of bay windows to the front to the terraced units in order to comply with building regulations | Granted | 320m SE |
| SD19A/0016 | Demolition of existing granny flat extension; construction of a new standalone 106.2 $m^2$ two storey dwelling; creation of new vehicular driveway; all associated site works. | Granted | 312m NE |
| SD13A/0222/EP | Erection of a new Primary Care Centre of 3,841 $m^2$. of 1-4 storeys; construction of new vehicle/bicycle entranceway in Edmondstown Road to replace the existing entrance; a new pedestrian entranceway on Edmondstown Road and two new pedestrian entranceways on Moyville; extensive new site landscaping works to include new boundary treatment, pedestrian and cycle paths and planting and parking for 81 cars, 2 ambulances and 26 bicycles; site signage to be erected at Edmondstown Road entrance. | Granted: Extension of Duration of Permission | 360m W |

Continued implementation of the Water Framework Directive would result in achieving, or maintaining, improvements to water quality in the Liffey and Dublin Bay Catchment. Developments such as this proposed development could act in combination with existing environmental pressures on the Liffey and Dublin Bay Catchment, including agriculture, anthropogenic, domestic and urban wastewater, urban run-off, industry and forestry. However, as noted in Section 6.3, it is not considered that the development would pose a significant risk upon any Natura 2000 site due to a deleterious effect on water quality, during either the construction or operational phase.

As discussed in Sections 6.1 – 6.3 above, it is considered that there would be no significant in-combination risk to any European site owing to the development. As there are no anticipated significant risks from the development and proposed works given the nature of recent nearby developments, the type of proposed heating system for the nursing home and the distances of other developments in the area, it is considered that there would be no cumulative water, noise or air impacts which would pose a significant risk to designated sites or species.

As discussed in Sections 6.1 – 6.3 above, it is considered that there would be no significant risk to any European site owing to the development. As there are no anticipated significant risks from the development and proposed works, and given the nature of activities and distances of other similar facilities in the area, it is considered that there would be no

cumulative water, noise or air impacts which would pose a significant risk to designated sites or species.

## 7.0 SCREENING STATEMENT AND CONCLUSIONS

It is the conclusion of this screening study that there would be no potential for significant effects on European Sites (Natura 2000 network) as a result of the proposed development, by itself or in combination with other developments, and an Appropriate Assessment is not warranted. Screening establishes that there is no potential for significant effects, and the project is recommended to proceed as proposed.

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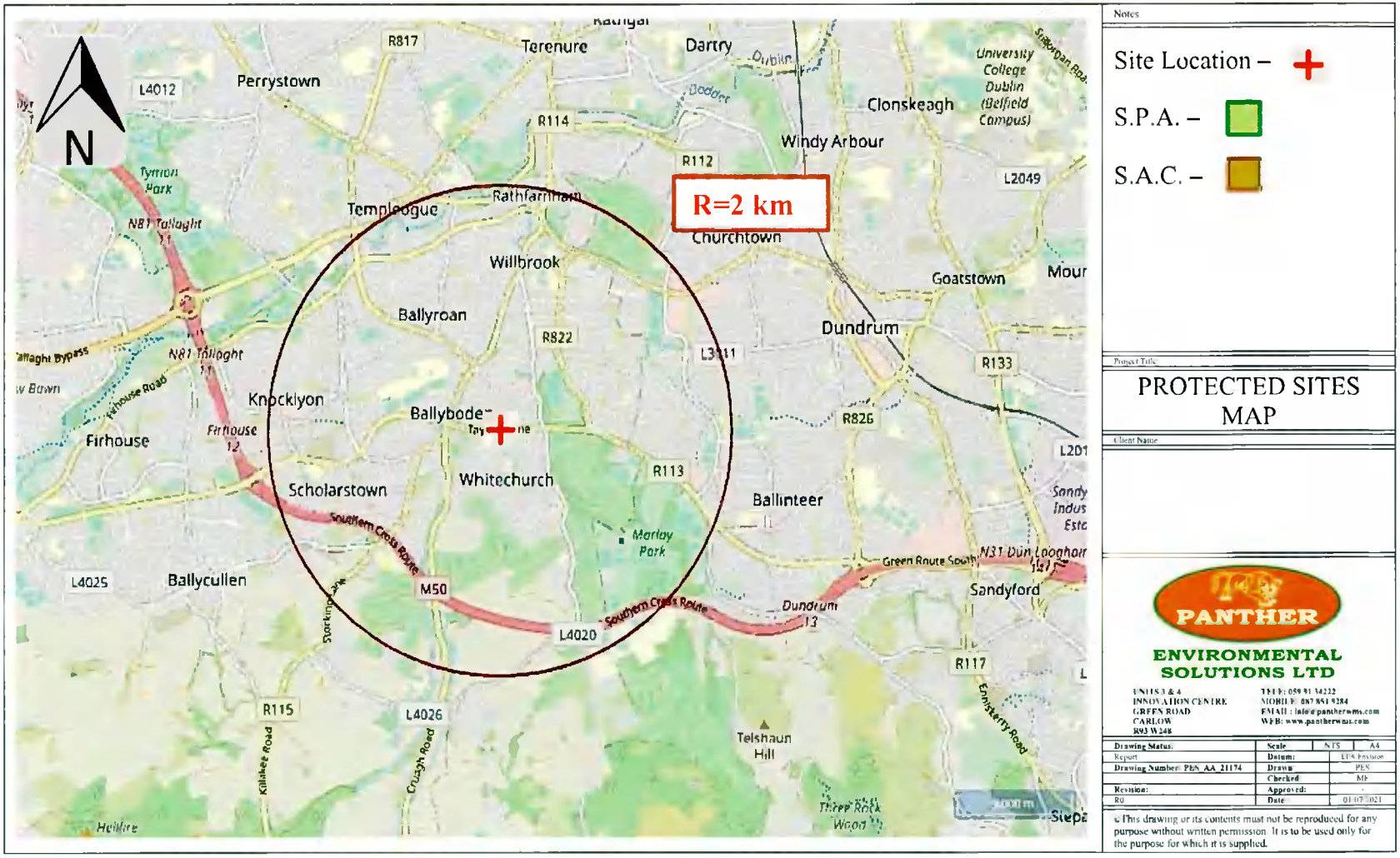
# APPENDIX A

## - PROTECTED SITES –




Notes

Site Location –

S.P.A. –

S.A.C. –

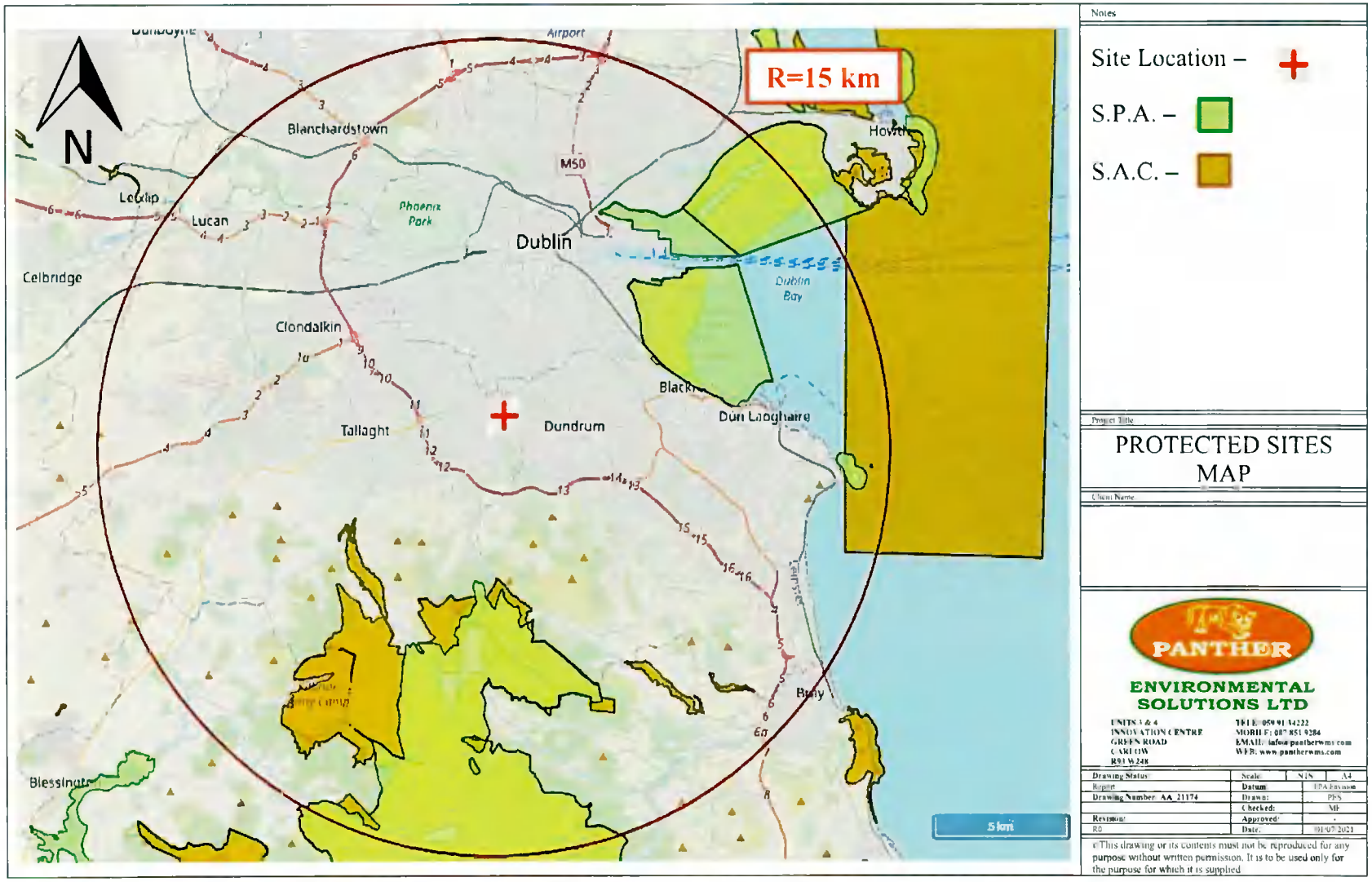
Project Title

PROTECTED SITES MAP

Client Name

PANTHER
ENVIRONMENTAL SOLUTIONS LTD
UNITS 3 & 4
INNOVATION CENTRE
GREEN ROAD
CARLOW
R93 W248
TEL: 059 91 54222
MOBILE: 087 851 9284
EMAIL: info@pantherenvs.com
WEB: www.pantherenvs.com

| | | | |
|---|---|---|---|
| Drawing Status: | Scale | NTS | A4 |
| Report | Datum: | ETA Projection | |
| Drawing Number: PEN_AA_21174 | Drawn | PEN | |
| | Checked | MF | |
| Revision: | Approved: | | |
| R0 | Date | 01/07/2021 | |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Airport
Blanchardstown
M50
Howth
Lucan
Phoenix Park
Dublin
Celbridge
Dublin Bay
Clondalkin
Tallaght
Dundrum
Dun Laoghaire
Bray
Blessington
5 km
Notes
Site Location –
S.P.A. –
S.A.C. –
Project Title
PROTECTED SITES MAP
Client Name
PANTHER
ENVIRONMENTAL SOLUTIONS LTD
UNITS 3 & 4
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Drawing Status:
Report
Drawing Number: AA_21174
Scale: NTS A4
Datum: ITM Emission
Drawn: PBS
Checked: MP
Approved: -
Revision:
R0
Date: 01/07/2021
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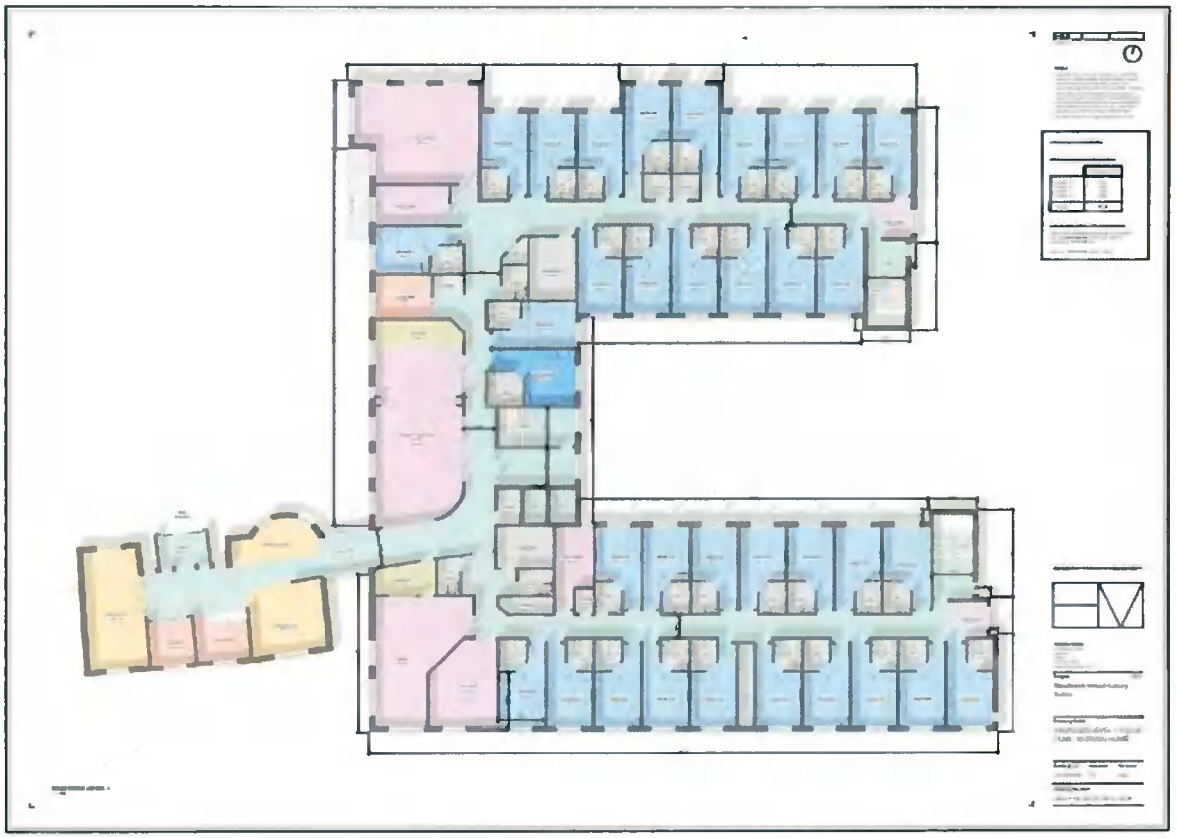
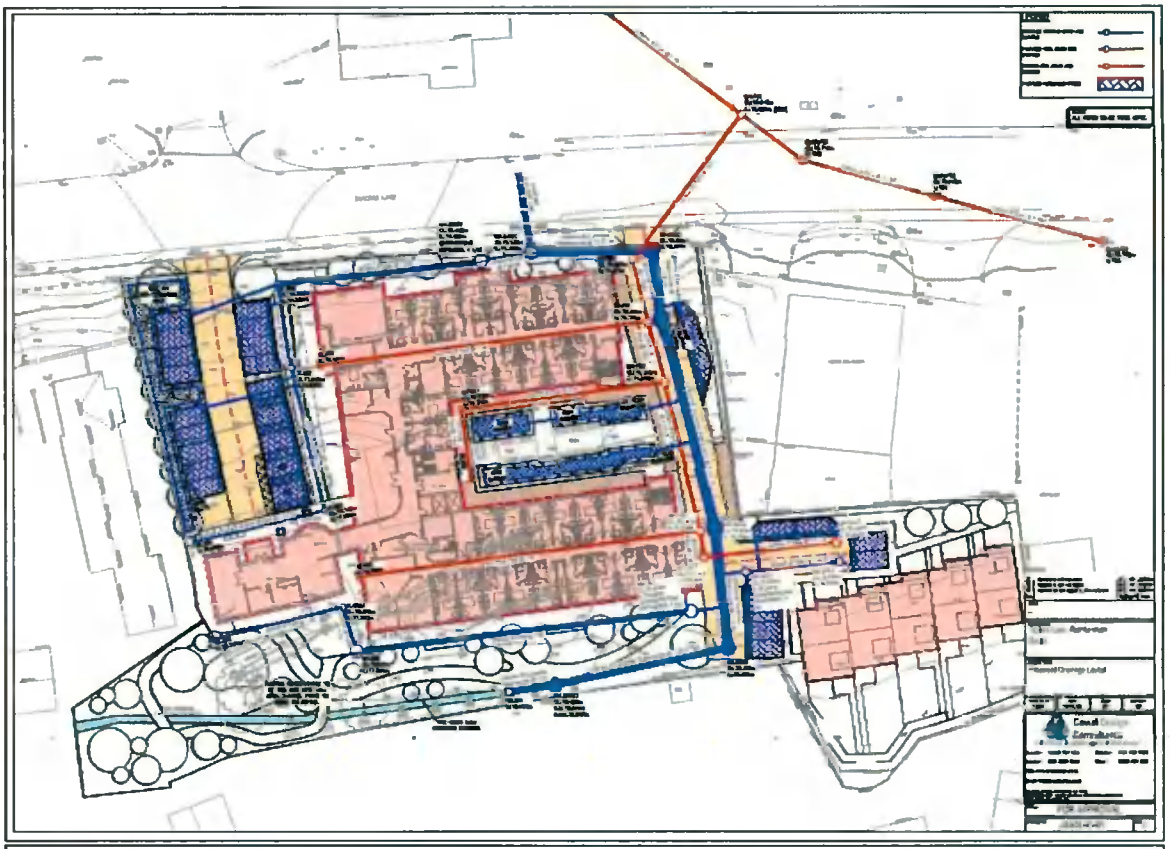
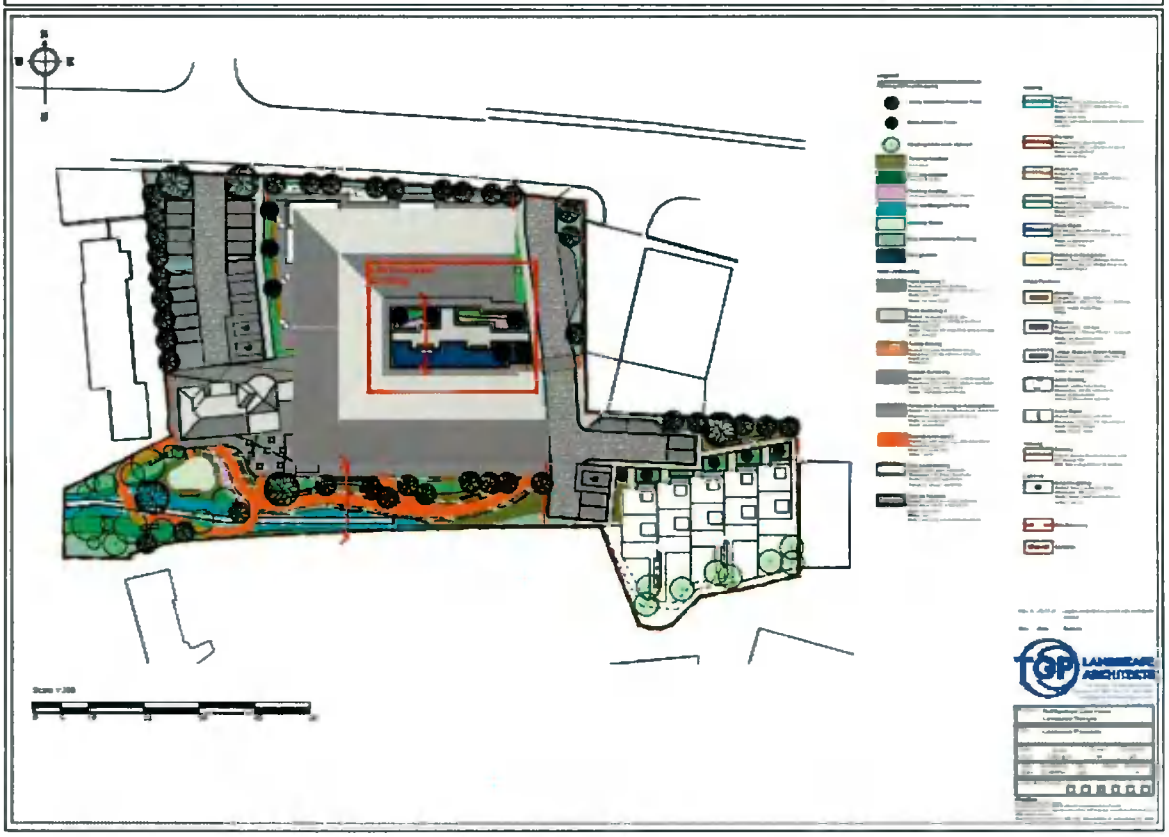
# APPENDIX B

## - SITE LAYOUT -




TAYLOR'S LANE





# APPENDIX C

## - PHOTO LOG -

Plate 1: Scrub (WS1), Hedgerows (WL1) and Treelines (WL2)

Plate 2: Buildings and artificial surfaces (BL3) habitat

Plate 3: Recolonising bare ground (ED3) habitat

Plate 4: Drainage ditches (FW4) habitat

Notes:

**TAYLOR'S LANE,
BALLYBODEN,
DUBLIN 16**

**APPENDIX C
PHOTO LOG**

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UNITS 3 & 4 INNOVATION CENTRE GREEN ROAD CARLOW
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WEB: www.pantherenvms.com

| | | | |
|---|---|---|---|
| file location: | | scale. | N/A A4 |
| drawing status | REPORT | datum: | N/A |
| | | drawn: | PES |
| drawing no. | rev | checked: | MF |
| AA_21174 | A | approved: | - |
| | | date: | 24/06/2021 |

Plate 5: Scrub (WS1)

Plate 6: South side of Newbrook House

Plate 7: Overgrown courtyard with derelict sheds

Plate 8: View of site from Taylors Lane (R113)

Notes:

**TAYLOR'S LANE,
BALLYBODEN,
DUBLIN 16**

**APPENDIX C
PHOTO LOG**

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| drawing status: | REPORT | datum: N/A | |
| | | drawn: PES | |
| drawing no. | rev | checked: MF | |
| AA_21174 | A | approved: - | |
| | | date: 24/06/2021 | |