



# APPROPRIATE ASSESSMENT SCREENING REPORT

FOR

The Continuance of Use of Buildings  
and Structures


AT


The Lucan Concrete Plant,  
Adamstown, Co. Dublin


ON BEHALF OF

Kilsaran Concrete

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## DOCUMENT CONTROL SHEET

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## 1 INTRODUCTION

### 1.1 Background

Enviroguide Consulting was commissioned by Kilsaran Concrete, to prepare an Appropriate Assessment Screening Report in relation to the continuance of use of buildings and structures at the existing Lucan Concrete Plant, Adamstown, Co. Dublin. The purpose of this report is to provide information for the relevant competent authority to carry out a Stage 1 Appropriate Assessment Screening in respect of the Proposed Development.

### 1.2 Legislative Background

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (2009/147/EC) seeks to protect birds of special importance by the designation of Special Protection Areas (SPAs). SACs and SPAs are collectively known as Natura 2000 or European Sites. It is the responsibility of each member state to designate SPAs and SACs. SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived.

An 'Appropriate Assessment' (AA) is a required assessment to determine the likelihood of significant impacts, based on best scientific knowledge, of any plans or projects on European Sites. A screening for AA determines whether a plan or project, either alone or in combination with other plans and projects, is likely to have significant effects on a European Site, in view of its conservation objectives.

This AA Screening has been undertaken to determine the potential for significant effects on relevant European Sites. The purpose of this assessment is to determine, the appropriateness, or otherwise, of the Proposed Development in the context of the conservation objectives of such sites.

#### 1.2.1 Legislative Context

An Appropriate Assessment is required under Article 6 of the Habitats Directive where a project or plan may give rise to significant effects upon a European Site. Paragraph 3 states that:

*"6(3) 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."*

These obligations in relation to Appropriate Assessment have been implemented in Ireland under Part XAB of the Planning and Development Act 2000, as amended (“the 2000 Act”), and in particular Section 177U and Section 177V thereof. The relevant provisions of Section 177U in relation to AA screening have been set out below:

*“177U.— (1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed development shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European Site.*

*(2)...*

*(3)...*

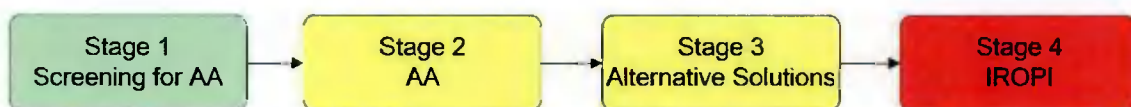
*(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed development, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed development, individually or in combination with other plans or projects, will have a significant effect on a European Site.*

*(5) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed development, as the case may be, is not required if it can be excluded, on the basis of objective information, that the draft Land use plan or proposed development, individually or in combination with other plans or projects, will have a significant effect on a European Site.”*

### 1.2.2 Stages of AA

This Appropriate Assessment Screening Report (the “**Screening Report**”) has been prepared by Enviroguide Consulting. It considers whether the Proposed Development is likely to have a significant effect on a European Site and whether a Stage 2 Appropriate Assessment is required.

The AA process is a four-stage process, with issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.



**FIGURE 1. THE FOUR STAGES OF THE APPROPRIATE ASSESSMENT PROCESS (DEHLG, 2010).**

The four stages of an AA, can be summarised as follows:

- Stage 1 *Screening* addresses:
  - whether a plan or project is directly connected to or necessary for the management of the site, or

- whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European Site in view of its conservation objectives.
- Stage 2: *Natura Impact Statement (NIS)*. The second stage of the AA process assesses the impact of the project or plan (either alone or in combination with other projects or plans) on the integrity of the European Site, having regard to the conservation objectives of the site and its ecological structure and function. A NIS must provide the objective scientific information to enable the competent authority to carry out an appropriate assessment of the proposed development. It should describe any mitigation measures to avoid and reduce significant negative impacts.
- Stage 3: *Assessment of alternative solutions*. If the outcome of Stage 2 is negative i.e. adverse impacts to the sites cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned. This stage examines alternative solutions to the proposal.
- Stage 4: *Assessment where no alternative solutions exist and where adverse impacts remain*. The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a European Site, where no less damaging solution exists.

## 2 METHODOLOGY

### 2.1 Guidance

This AA Screening Report has been undertaken in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*. (Department of Environment, Heritage and Local Government, 2010 revision),
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*. Circular NPW 1/10 & PSSP 2/10,
- *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, 2001),
- *Communication from the Commission on the precautionary principle* (European Commission, 2000),
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission, 2019),
- *Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC* Brussels, 28.9.2021 C (European Commission, 2021), and,
- *Appropriate Assessment Screening for Development Management, OPR Practice Note PN01, Office of the Planning Regulator March 2021.*

## 2.2 Screening Steps

Screening for AA involves the following steps:

- Establish whether the plan or project is directly connected with or necessary for the management of a European Site
- Description of the plan or project and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the European Site
- Identification of European Sites potentially affected
- Identification and description of potential effects on the European Site
- Assessment of the likely significance of the effects identified on the European Site; and
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

## 2.3 Desk Study

A desktop study was carried out to collate and review available information, datasets and documentation sources relevant for the completion of this Screening Report. The desktop study relied on the following sources:

- Information on the network of European Sites, boundaries, qualifying interests and conservation objectives, obtained from the National Parks and Wildlife Service (NPWS) at [www.npws.ie](http://www.npws.ie)
- Text summaries of the relevant European Sites taken from the respective Standard Data Forms and Site Synopses available at [www.npws.ie](http://www.npws.ie)
- Information on species records and distributions, obtained from the National Biodiversity Data Centre (NBDC) at [www.maps.biodiversityireland.ie](http://www.maps.biodiversityireland.ie)
- Information on waterbodies, catchment areas and hydrological connections obtained from the Environmental Protection Agency (EPA) at [www.gis.epa.ie](http://www.gis.epa.ie)
- Information on bedrock, groundwater, aquifers and their statuses, obtained from Geological Survey Ireland (GSI) at [www.gsi.ie](http://www.gsi.ie)
- Satellite imagery and mapping obtained from various sources and dates including Google, Digital Globe, Bing and Ordnance Survey Ireland;
- Information on the existence of permitted developments, or developments awaiting decision, in the vicinity of the Proposed Development from South Dublin County Council.

For a complete list of the specific documents consulted as part of this assessment, see *Section 5 References*.



## 2.4 Assessment of Significant Effects

The potential for significant effects that may arise from the Proposed Development was considered through the use of key indicators, namely:

- Habitat loss or alteration
- Habitat/species fragmentation
- Disturbance and/or displacement of species
- Changes in population density
- Changes in water quality and resource

In addition, information pertaining to the conservation objectives of the European Sites, the ecology of the designated habitats and species and known or perceived sensitivities of the habitats and species were considered.

## 3 STAGE 1 SCREENING

### 3.1 Management of European Sites

The Proposed Development is not directly connected with or necessary to the management of European Sites. There are no European Sites located either within or immediately adjacent to the Site of the Proposed Development.

### 3.2 Description of Proposed Development

#### 3.2.1 Site location

The Lucan Concrete Plant is located at Adamstown and is situated immediately west of the R120 Regional Road, south of the main Dublin – cork railway line and 300m north of the Grand Canal. The Site is bound to the north and south by industrial/commercial facilities, and to the east and west by agricultural land. Lucan village is located 150m north of the Site.

#### 3.2.2 Description of Development

The Proposed Development will consist of the permanent continuation of use of buildings and structures at the existing Lucan Concrete Plant, previously permitted for a five-year period granted by South Dublin County Council (Planning Application Reference: SD17A/0217). This application includes:

- a prefabricated office (16.0m x 3.8m x 3.0m high)
- a prefabricated canteen (14.0m x 3.8m x 3.0m high)
- a water holding tank (29.7m x 6.3m)
- 4 no. aggregate ground storage bays
- a power house (15.9m x 4.0m x 3.6m high)
- a weighbridge.

The project does not require any changes to be made to the existing development or in the operation of the concrete plant.





FIGURE 3. PROPOSED SITE LAYOUT (EXTRACTED FROM KILSARAN SITE LAYOUT DRAWING, DRG. NO KC02).

### 3.3 Existing Environment

#### 3.3.1 Geology, Hydrology and Hydrogeology

The Site of the Proposed Development is within the Liffey and Dublin Bay catchment, the Liffey\_SC\_090 sub catchment and the Liffey\_170 River Sub Basin (EPA, 2022).

There are no river waterbodies within or immediately adjacent to the Proposed Development Site.

The Site of the Proposed Development is situated on the Dublin (IE\_EA\_G\_008) groundwater body, which has an overall Water Framework Directive (WFD) status of *Good* and is *Not At Risk* of not meeting its WFD objectives (EPA,2022). The aquifer type in the area is a *Locally Important Aquifer - Bedrock which is Moderately Productive only in local zones* (GSI, 2022). The level of vulnerability to groundwater contamination from human activities is *Extreme* (EPA,2022).

The Site is underlain by *Dark limestone and shale ('calp) of the Lucan Formation*. The groundwater rock units underlying the area are classified as *Dinantian Upper Impure Limestones*. The quaternary sediments are described by the GSI as *Till derived from limestones* (GSI,2022).

### 3.4 Identification of Relevant European Sites

To identify the European Sites that potentially lie within the Zone of Influence (ZOI) of the Proposed Development, a Source-Pathway-Receptor method (S-P-R) was adopted, as described in 'OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management' (OPR, 2021), a practice note produced by the Office of the Planning Regulator. This note was published to provide guidance on screening for appropriate assessment (AA) during the planning process, and although it focuses on the approach a planning authority should take in screening for AA, the methodology is also readily applied in the preparation of Appropriate Assessment Screening Reports such as this.

The guidance document published by the Department of Housing, Planning and Local Government (then DEHLG) 'Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities' (2009) recommends an arbitrary distance of 15km as the precautionary ZOI for a plan or project being assessed for likely significant effects on European Sites, stating however that this should be evaluated on a case-by-case basis.

As such, the 15km ZOI is used in this report as an initial starting point for collating European Sites for AA screening.

The methodology used to identify relevant European Sites comprised the following:

- Use of current GIS spatial datasets for European designated sites and water catchments – downloaded from the NPWS website ([www.npws.ie](http://www.npws.ie)) and the EPA website ([www.epa.ie](http://www.epa.ie)) to identify European Sites which could potentially be affected by the Proposed Development.
- The catchment data were used to establish or discount potential hydrological connectivity between the Project Boundary and any European Sites.



- All European Sites within the zone of influence (within 15km of the Proposed Development Site) were identified and are shown in Figure 4.
- The potential for connectivity with European Sites at distances greater than 15km from the Proposed Development was also considered in this initial assessment. In this case, there is no potential connectivity between the Proposed Development Site and European Sites located at a distance greater than 15km from the Proposed Development based on the S-P-R model.
- Table 1 provides details of all relevant European Sites as identified in the preceding steps. The potential for pathways between European Sites and the Proposed Development Site was assessed on a case-by-case basis using the Source-Pathway-Receptor framework as per the OPR Practice Note PN01 (March 2021). Those European Sites where a pathway has been identified are highlighted in green. Pathways considered included:
  - a. Direct pathways (e.g. proximity (i.e. location within the European Site), water bodies, air (for both air emissions and noise impacts).
  - b. Indirect pathways (e.g. disruption to migratory paths, 'Sightlines' where noisy or intrusive activities may result in disturbance to shy species).
- The site synopses and conservation objectives of these sites, as per the NPWS website ([www.npws.ie](http://www.npws.ie)), were consulted and reviewed at the time of preparing this report.
- There is absolutely no reliance placed in this Appropriate Assessment Screening Report on measures intended to avoid/reduce harmful effects on the European Sites.

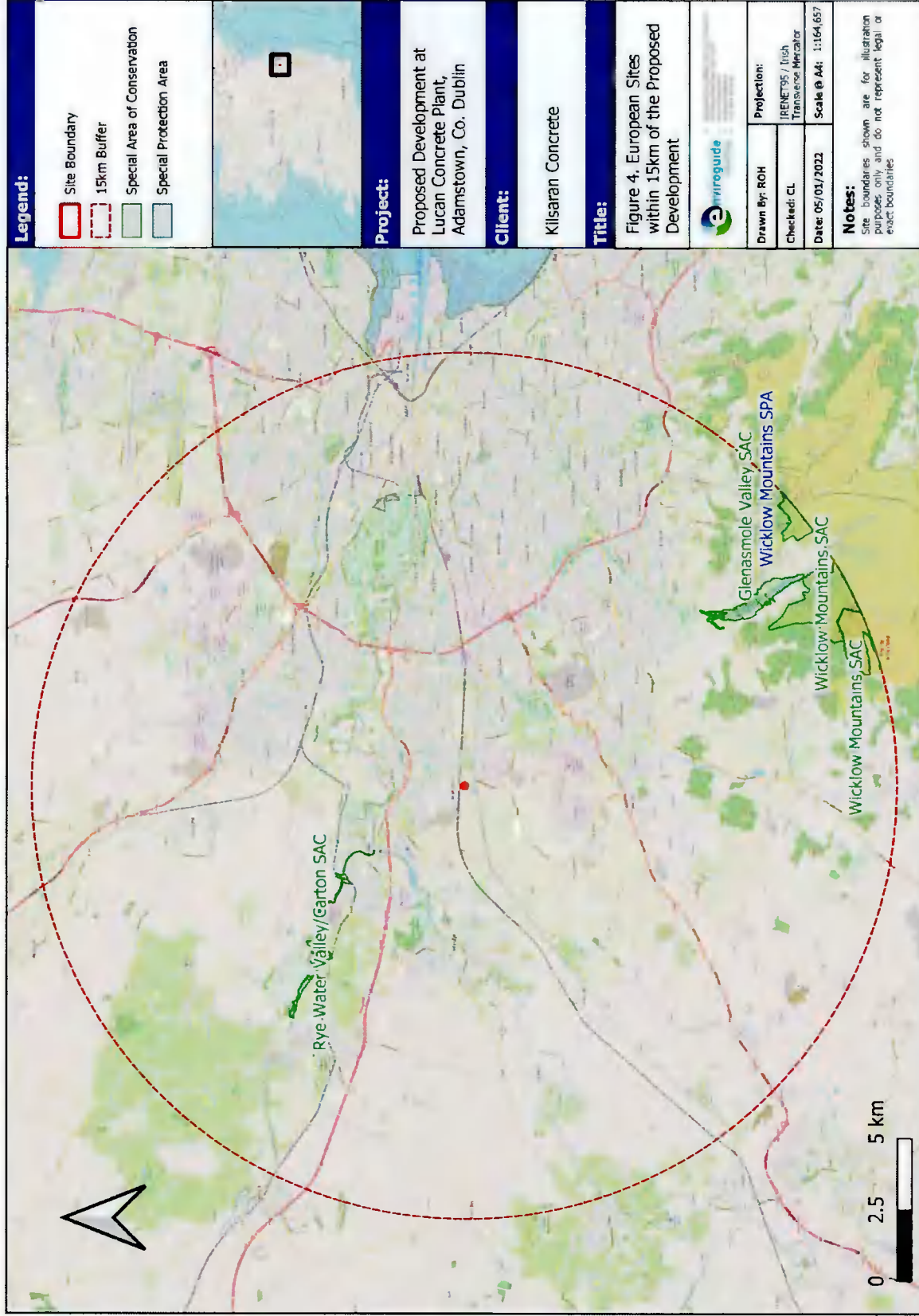
The result of this preliminary screening concluded that there is a total of three SACs and one SPA located within the 15km ZOI of the Proposed Development Site. The distances to each site listed are taken from the nearest possible point of the Proposed Development Site boundary to the nearest possible point of each European Site.

No pathways between the Proposed Development Site and European Sites within the ZOI were identified.

**TABLE 1. EUROPEAN SITES WITHIN THE 15KM PRECAUTIONARY ZONE OF INFLUENCE OF THE PROPOSED DEVELOPMENT AND POTENTIAL PATHWAYS BETWEEN THEM.**

Site Name & Site Code	Qualifying Interests ( * = priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
<b>Special Areas of Conservation (SAC)</b>			
Rye Water Valley / Carton SAC (001398)	[7220] Petrifying springs with tufa formation (Cratoneurion) [1014] Narrow-mouthed Whorl Snail ( <i>Vertigo angustior</i> ) [1016] Desmoulin's Whorl Snail ( <i>Vertigo mouliniana</i> )	3.8 km	None  The Proposed Development will consist of the permanent continuation of use of a number of buildings and structures on Site which provide associated ancillary services to an existing approved concrete manufacturing plant. There is no requirement for changes to the location, scale and function of the existing buildings and structures.  There are no impact pathways present between the Proposed Development and the habitats and species listed for these SACs.  The SACs are located at considerable distances from the Proposed Development. No hydrological connectivity exists.
Glenasmole Valley SAC (001209)	[6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates ( <i>Festuco-Brometalia</i> ) (*important orchid sites) [6410] Molinia meadows on calcareous, peaty or clayey-silt-laden soils ( <i>Molinia caerulea</i> ) [7220] Petrifying springs with tufa formation (Cratoneurion)	10.2 km	The intervening distances between the Site and the SACs are sufficient to exclude the possibility of significant effects on the SACs arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Operational Phase; increased traffic volumes during the Operational Phase and associated emissions; potential increased lighting emitted from the Site during Operational Phase; and increased human presence at the Site during the Operational Phase.
Wicklow Mountains SAC (002122)	[3110] Oligotrophic Waters containing very few minerals [3130] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoetes-Nanojuncetea</i> [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [6230] Species-rich <i>Nardus</i> Grassland* [7130] Blanket Bogs (Active)* [8110] Siliceous Scree [8210] Calcareous Rocky Slopes [8220] Siliceous Rocky Slopes [91A0] Old Oak Woodlands [1355] Otter ( <i>Lutra lutra</i> )	11.8 km	
<b>Special Protected Area (SPA)</b>			

Site Name & Site Code	Qualifying Interests (*= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
Wicklow Mountains SPA (004040)	[A098] Merlin ( <i>Falco columbarius</i> ) [A103] Peregrine ( <i>Falco peregrinus</i> )	14.9 km	<p>None</p> <p>The Proposed Development will consist of the permanent continuation of use of a number of buildings and structures on Site which provide associated ancillary services to an existing approved concrete manufacturing plant. There is no requirement for changes to the location, scale and function of the existing buildings and structures.</p> <p>There are no impact pathways present linking the Proposed Development and this SPA.</p> <p>The distance of 14.8km between the Site and the SPA is sufficient to exclude the possibility of significant effects on the SPA arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Operational Phase; increased traffic volumes during the Operational Phase and associated emissions; potential increased lighting emitted from the Site during Operational Phase; and increased human presence at the Site during the Operational Phase.</p> <p>The Site does not provide <i>ex-situ</i> habitat for Merlin or Peregrine.</p>





### 3.5 Identification & Assessment of Likely Significant Effects

The conservation objectives of the European Sites within the zone of influence were reviewed and assessed to establish whether the construction and operation of the Proposed Development has the potential to have a negative impact on any of the qualifying interests and/or conservation objectives listed for the site.

The assessment framework is taken from the best practice guidelines issued by the European Commission, i.e., "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".

The potential for significant effects resulting from the Proposed Development during the Construction and Operational Phases was determined based on a range of indicators, including:

- Habitat loss or alteration;
- Habitat/species fragmentation;
- Disturbance and/or displacement of species;
- Changes in population density; and
- Changes in water quality and resource;

The following elements of the Proposed Development were assessed for their potential for likely significant effects on European Sites.

- **Construction Phase**

The Proposed Development does not require alterations to the location, scale and function of the existing buildings and structures on Site, as such there is no construction phase required.

- **Operational Phase** (estimated duration: indefinite)

- Surface water drainage from the Site of the Proposed Development;
- Foul water from the Proposed Development leading to increased loading on wastewater treatment plants.
- Increased lighting in the vicinity emitted from the Proposed Development; and
- Increased human presence in the vicinity as a result of the Proposed Development.

A European Site will only be at risk from likely significant effects where a Source-Pathway-Receptor link exists between the Proposed Development and the European Site. Given the absence of a Source-Pathway-Receptor link between the Proposed Development and European Sites within the zone of influence (Table 1), there is no potential for significant effects on European Sites. As such, no further assessment is required.

### **3.5.1.1 Potential for In-combination Effects Existing Planning Permissions**

There are several existing planning permissions on record in the area. These are typically small in scale (e.g., extensions or one-off dwellings) or already constructed. Larger-scale developments identified within the vicinity of the Proposed Development are as follows:

**SDZ21A/0007:** Planning permission was sought for phase two of the Adamstown District Centre and consists of 17,764sq.m (gross floor area, including car park and storage) of residential development to be constructed in 2 buildings ranging in height from 4 to 9 storeys; a total of 185 apartments, comprising 82 1-bedroom apartments, 102 2-bedroom apartments and 1 3-bedroom apartment; ancillary resident's amenity rooms and facilities are also provided at the ground floor level of Block G1; all apartments are provided with private open space in the form of balconies or gardens. The proposed block description is as follows: Block G1 (c. 6,708sq.m gross floor area, 5,420sq.m net floor area); 4-9 storeys, with a total of 86 apartments (38 1-bedroom apartments and 48 2-bedroom apartments); resident's amenity area (231sq.m) including lounge and gym at ground floor, with direct access to semiprivate communal open space; private front gardens are provided on the west elevation for all ground floor units; private front gardens are also provided for first floor units on the east elevation, with access onto a communal open space between Blocks G1 and G2 above the podium; ancillary plant, storage, waste and internal bicycle parking rooms provided at ground floor level; Block G2 (c.7,808 sq. m gross floor area, 6,480 sq. m net floor area): 4-5 storeys with 1 no. setback storey and a total of 99no. apartments (44 1-bedroom apartments, 54 2-bedroom apartments and 1 3-bedroom apartment); private front gardens are provided on the east and south elevations for all ground floor units; private front gardens are also provided for first floor units on the west elevation, with access onto a communal open space between Blocks G1 and G2 above the podium; ancillary plant, storage, waste and internal bicycle parking rooms provided at ground floor level; the development provides a total of 1,249sq.m landscaped public open space, principally in 2 areas - to the north and to the south west of the site; a total of 1,478sq.m resident's communal open space is provided at ground floor level and at first floor level on a podium above the car parking area, with a further 486sq.m. of communal open space in the form of buffers and planted areas; a total of 93 car parking spaces are provided for this development, with 10 at street level and 83 beneath the podium between Blocks G1 and G2; a further 10 car parking spaces are to be provided at street level, but are reserved for use by a future phase of development. 225 bicycle parking spaces are provided, including 185 covered, stacked bicycle parking spaces and 40 'Sheffield Stands' in the public realm; new Toucan Crossing at Station Road and other roads infrastructure across the development including insertion of tactile paving, raised tables, loading bay and roads signage; photovoltaic panels are provided on the roof of both Blocks G1 and G2, as well as lift over runs and plant at roof level; the development also includes the provision of ancillary site development, boundary treatments and landscape works; the application site incorporates elements of the Adamstown Station Development Areas within the Adamstown Strategic Development Zone; this application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001 on lands bounded generally by Adamstown Avenue and the Stratton housing development to the North, by Station Road, Adamstown Train Station and the Dublin to Kildare railway line to the South, by Adamstown Park to the East, and to the West by lands currently undeveloped, but benefitting from Planning Permission Reg. Ref. SDZ20A/0008, as amended

by Reg. Ref. SDZ20A/0016 and SDZ20A/0018. **Decision date: 13/09/2021. Planning permission granted with conditions.**

**SDZ20A/0021:** The development will consist of a 10 year permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development zone Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future development of the southern half of the overall Strategic Development Zone (SDZ) lands; the roads infrastructure works are for the construction of c. 4.0 km of a new road, known as Clonburris Southern Link Street, generally consisting of 7m wide single carriageway, plus on either side of the carriageway landscaped verges, 1.75m wide off-road cycle tracks and 2m wide footpath including public lighting, trees, 288 on-street car parking spaces (including 26 disabled parking spaces), pedestrian crossings, bus stops, a number of vehicular access spurs to facilitate future development of adjoining lands, a total of 8 new junctions (including 3 junctions to facilitate future road developments within the SDZ; 2 junctions with proposed local access roads and 3 new junctions with Hayden's Lane, Lynch's Lane and Ninth Lock Road) and alterations to 4 existing junctions on Newcastle Road (R120), Grange Castle Road (R136), Fonthill Road (R113) and also to the existing access road to Park and Ride facilities at both Kishoge Station and at Fonthill Station; alterations to the existing public roads Newcastle Road (R120), Hayden's Lane Access Road, Hayden's Lane, Lynch's Lane, Grange Castle Road (R136), Fonthill Road (R113) and Ninth Lock Road arising from new junctions with the Clonburris Southern Link Street consisting of reconfiguration of a c.165m long section of Newcastle Road (R120) including road widening and revisions to layout of junction with Hayden's Lane Access Road; incorporation of Hayden's Lane Access Road into proposed Clonburris Southern Link Street; provision of new junction with Hayden's Lane and Clonburris Southern Link Street; incorporation of a c. 26m long section of Lynch's Lane into proposed Southern Link Street and provision of a new junction with Clonburris Southern Link Street; reconfiguration of a c. 260m long section of Grange Castle Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c. 250m long section of Fonthill Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c.125m long section on Ninth Lock Road including road widening and provision of a new junction with Clonburris Southern Link Street; construction of 2 local access roads, consisting of c. 110m long road extending north from Clonburris Southern Link Street and providing access to proposed foul pumping station and generally consisting of a 6m wide single carriageway plus on either side of the carriageway 2m wide footpath including public lighting , 2 set-down parking spaces and vehicular access to proposed foul water pumping station; north/south Link Street (c. 240m in length) extending north from southern Link Street to the Kildare-Cork railway line and generally consisting of a 7m wide single carriageway plus on either side of the carriageway 1.3m wide landscaped verge, 1.75m wide off-road cycle lane, 2m wide footpath including public lighting and 2 vehicular access spurs to facilitate future development of adjoining lands; the drainage infrastructure works include 8 attenuation systems (with outfalls to Griffeen River, Kilmahuddrick Stream and existing storm sewers) including 4 ponds , 2 modular underground storage systems and 2 detention basins combined with modular underground storage systems all adjacent to proposed Clonburris Southern Link Street; surface water drainage culverts to existing watercourses; flood water compensation area adjacent to Griffeen River; surface water drainage and water supply trunk infrastructure within proposed road corridors; wastewater infrastructure including a foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure



within the adjoining SDZ lands (including future Irish Water pumping station) and to connect to the existing sewer network in Cappaghmore housing estate; ducting for public electrical services and utilities and the diversion of existing utilities is provided for within the proposed road corridor; Permission is also sought for all ancillary site and development and landscape works associated with the development including hard and soft landscaping, boundary treatments, road markings and signage, enabling works and temporary construction works (including site accommodation, site compounds and temporary boundary fencing); the application is made in accordance with Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Zone Planning Scheme Area as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies the application. **Decision date: 12/08/2021. Planning permission granted.**

**SD20A/0324:** Planning permission was sought for the demolition of the existing two storey dwelling of 'Bulmer' and associated outbuildings and demolition of the existing single storey house of 'Little Acre' and its associated garage and other buildings; demolition of single storey stable building on the overall site; construction of 2 two storey Information Communication Technology (ICT) facilities each with three storey plant levels and associated ancillary development which will have a gross floor area of 30,518sq.m on an overall site of 8.2 hectares; 1 two storey ICT facility (building A) will be located to the south-east of the site and will have a gross floor area of 15,196sq.m including 18 emergency generators located at ground and first floor level within a compound to the north-eastern side of the ICT facility with associated flues that will be 25m in height and will be grouped in four groups of four and 1 group of two flues (18 flues overall); 1 two storey ICT facility (building B) will be located to the north-west of Building A and centrally within the overall site and will have a gross floor area of 15,196sq.m including 18 emergency generators located at ground and first floor level within a compound to the north-eastern side of the ICT facility with associated flues that will be 25m in height and will be grouped in four groups of four and 1 group of two flues (18 flues overall); each of the two ICT facilities will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas; 2 pump rooms of 25sq.m each (4 overall - 100sq.m) plus water storage tanks and plant as well as a separate house generator that will provide emergency power to the admin and ancillary spaces; each generator will also include a diesel belly tank with a single refuelling area to serve the proposed emergency generators; 1 temporary and single storey substation (26sq.m); ancillary site development works including attenuation ponds and the installation and connection to the underground foul and storm water drainage network and installation of utility ducts and cables; other ancillary site development works will include hard and soft landscaping throughout the site, lighting, fencing, signage, central services road, security gate, sprinkler tank house and 80 car parking spaces and 17 sheltered bicycle parking spaces; the development will be enclosed with landscaping to all frontages including a wetland to the south-east and will be accessed from the Peamount Road (R120) located within the townland of Milltown on lands that contain the 2 residential properties of 'Little Acre' and 'Bulmer' as well as agricultural lands and buildings which are located to the north of the Peamount Road and the lands to the north and within the overall site are subject to a concurrent application for a Power Generation Facility under Reg. SD20A/0058; An Environmental Impact Assessment Report (EIAR) is included with the application. **Decision date: 15/06/2021. Planning permission granted.**



**SD19A/0042:** Planning permission was sought for the phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub-station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.) located attached and to the north-east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. **Decision date: 23/10/2019. Planning permission granted.**

**SD18A/0333:** Planning permission was sought for alterations to previously granted permission (SD16A/0019) for a 2 storey healthcare unit comprising of accommodation for 100 people; ancillary healthcare services; catering; staff facilities; associated site works; access roads; landscaping; an internal link to the existing rehabilitation unit; together with the redistribution of existing car parking spaces and the demolition of a disused building; such alterations to include reconfiguration of the proposed car park (and drainage of same) and the removal of a total of 34 first floor balconies from the proposed development. The proposed works are located on the site of protected structures. **Decision date: 12/11/2018. Planning permission granted.**

### Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- South Dublin County Development Plan 2016 – 2022
- Draft South Dublin County Development Plan 2022 – 2028
- Dublin City Development Plan 2016 – 2022

- Draft Biodiversity Action Plan for South Dublin County – Connecting with Nature 2020 – 2026

The South Dublin County Biodiversity Action Plan is set out to protect and improve biodiversity, and as such will not result in negative in-combination effects with the Proposed Development. Upon examination of the listed plans, it is concluded that there is no possibility for any in-combination effects between these projects and plans and the Proposed Development.

**TABLE 2. SUMMARY OF IMPACT ASSESSMENT ON EUROPEAN SITES AS A RESULT OF THE PROPOSED DEVELOPMENT.**

Site	Habitat Loss / Alteration	Habitat or Species Fragmentation	Disturbance and/or Displacement of Species	Changes in Population Density	Changes in Water Quality and/or Resource	In-combination effects	Stage 2 AA Required
<b>SAC</b>							
Rye Water Valley / Carton SAC (001398)	No	No	No	None	None	None	NO
Glenasmole Valley SAC (001209)	No	No	No	None	None	None	NO
Wicklow Mountains SAC (002122)	No	No	No	None	None	None	NO
<b>SPA</b>							
Wicklow Mountains SPA (004040)	No	No	No	None	None	None	NO

#### 4 APPROPRIATE ASSESSMENT SCREENING CONCLUSION

The Proposed Development at the Lucan Concrete Plant, Adamstown, Co. Dublin has been assessed taking into account:

- the nature, size and location of the proposed works and possible impacts arising from the construction works.
- the qualifying interests and conservation objectives of the European Sites.
- the potential for in-combination effects arising from other plans and projects.

In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that, on the basis of objective information; the possibility **may be excluded** that the Proposed Development will have a significant effect on any of the European Sites listed below:

- Rye Water Valley / Carton SAC (01398)
- Glenasmole Valley SAC (001209)
- Wicklow Mountains SAC (002122)
- Wicklow Mountains SPA (004040)

In carrying out this AA screening, **mitigation measures have not been taken into account**. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

Further to the screening exercise presented above, it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, **can be excluded**. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a Natura Impact Statement (NIS) is not required.



## 5 REFERENCES

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