

Appropriate Assessment Screening for the proposed SHD
development at Dolcain House, Monastery Road,
Clondalkin, Dublin 22.



14th December 2021

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.

On behalf of: Randelswood Holdings Ltd.

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Randelswood Holdings Limited for the proposed SHD development at Dolcain House, Clondalkin, Dublin 22.

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more Natura 2000 sites. Natura 2000 sites are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 26 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component 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."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)¹:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field."

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
 - *Structure and function, and the respective role of the site's ecological assets;*

¹ European Commission. (2007). Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

- *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
- *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
- *Role of the site within the biographical region and in the coherence of the European network; and,*
- *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation.”*

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
 - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
 - Identification and description of individual in combination effects likely to result from the proposed project;
 - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
- Conclusions

2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be

no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"

- Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The proposed development is not directly connected with, or necessary to, the management of European sites.

Description of the Proposed Project

Randelswood Holdings Limited intends to seek planning permission for a proposed Strategic Housing Development (SHD) at Dolcain House, Clondalkin, Dublin 22.

The development will consist of:

(i) Demolition of existing single storey shed (15.7sq.m), esb sub-station (29.5sq.m) and oil tank (12.1sq.m) located in the north-eastern section of the subject site; (ii) Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks; (iii) alterations to the existing Blocks A, B and C will include the removal of the existing fourth floor level and replacement with a new fourth floor level at Block A only, the provision of an additional floor level to all blocks with 2 no. setback floors proposed to the atrium to now provide for a height of 4-5-6 storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to layouts to accommodate the proposed residential apartments; (iv) alterations to Block A to include a 5 storey extension to northern elevation; (v) alterations to Block B include the demolition of the existing single storey element on the eastern façade (73.2sq.m) which comprises a kitchen area, office and storage space, the demolition of the existing three-storey connection between Blocks B and C (23sq.m) and the relocation of the existing telecommunications mast equipment at roof level; (vi) construction of a new 6-storey Block D to the east of Block B to accommodate 29 no. apartment units. The proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 no. apartment units (comprising 61 no. one-bedroom apartments, 59 no. two-bedroom apartments and 10 no. three-bedroom apartments, as follows:-

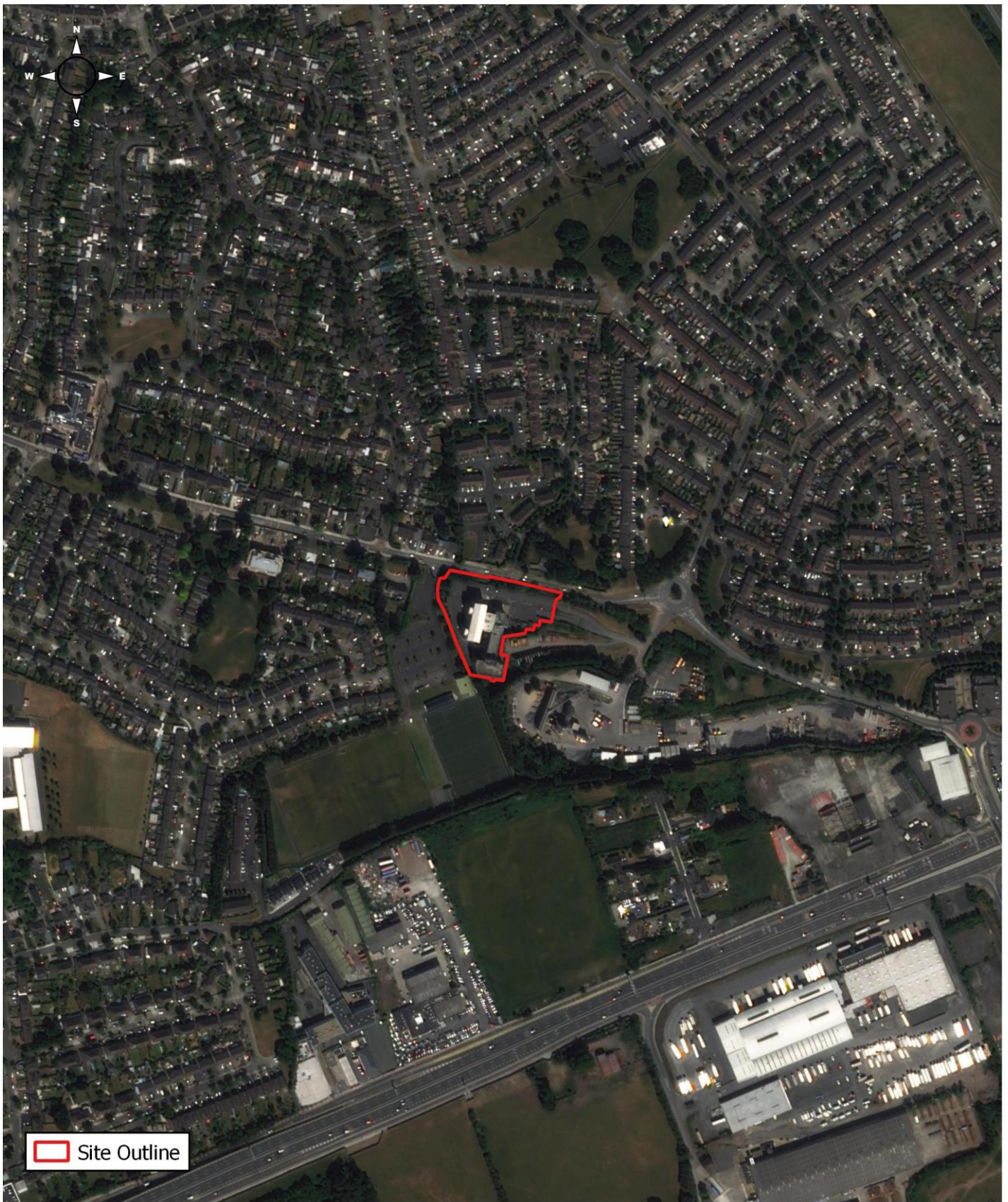
- Block A (including atrium) will comprise 50 no. apartments (consisting of 22 no. one-bedroom apartments, 22 no. two-bedroom apartments and 6 no. three-bedroom apartments) and will range in height from 4-5 to 6 storeys over basement level;
- Block B will comprise 22 no. apartments (consisting of 9 no. one-bedroom apartments, 9 no. two-bedroom apartments and 4 no. three-bedroom apartments) and will be 5 storeys in height;

- Block C will comprise 29 no. apartments (consisting of 13 no. one-bedroom apartments, and 16 no. two-bedroom apartments) and will be 6 storeys in height; and,
- Block D will comprise 29 no. apartments (consisting of 17 no. one-bedroom apartments, and 12 no. two-bedroom apartments) and will be 6 storeys in height.

The proposed development will be served by communal residential amenities/facilities at surface and basement level, including communal open space and outdoor areas at surface level; 310 no. bicycle parking spaces (254 no. at basement level and 56 no. at surface level); 78 no. car-parking spaces (62 no. at basement level and 16 no. surface level) including 5 no. car-club spaces and 3 no. accessible parking spaces and; 4 no. motorcycle parking spaces at basement level. The basement level also comprises a proposed bin storage area and plant room. The proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the north; and internal pedestrian and shared surfaces. (vii) Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east. The application is accompanied by 2 no. site layout options, Option A and B. Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath. Option B provides for the omission of this footpath. (viii) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; plant areas; ESB substation; and all associated site development works necessary to facilitate the proposed development.

The proposed site outline, location, layout (Options A & B), and elevations are demonstrated in Figures 1-5.

No Natura 2000 sites are within the potential Zone of Influence (Zoi). The Zoi of the proposed project would be seen to be restricted to the site outline with potential for minor localised noise, dust and light impacts during construction. Drainage from site, both foul and surface water, would be seen as the outputs from the site during construction and operation that could potentially extend the potential Zoi. As a result, further information is provided in relation to the proposed drainage strategy.



0 100 200 300 400 500 m

Project: Dolcain House
Location: Clondalkin, Co. Dublin
Date: 14th December 2021
Drawn By: Bryan Deegan (Altamar)

ALTEMAR
Marine & Environmental Consultancy



Figure 1. Site outline and location on satellite imagery (ESRI)



Project: Dolcain House
 Location: Clondalkin, Co. Dublin
 Date: 14th December 2021
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ALTEMAR
 Marine & Environmental Consultancy



Figure 2. Outline of proposed site.

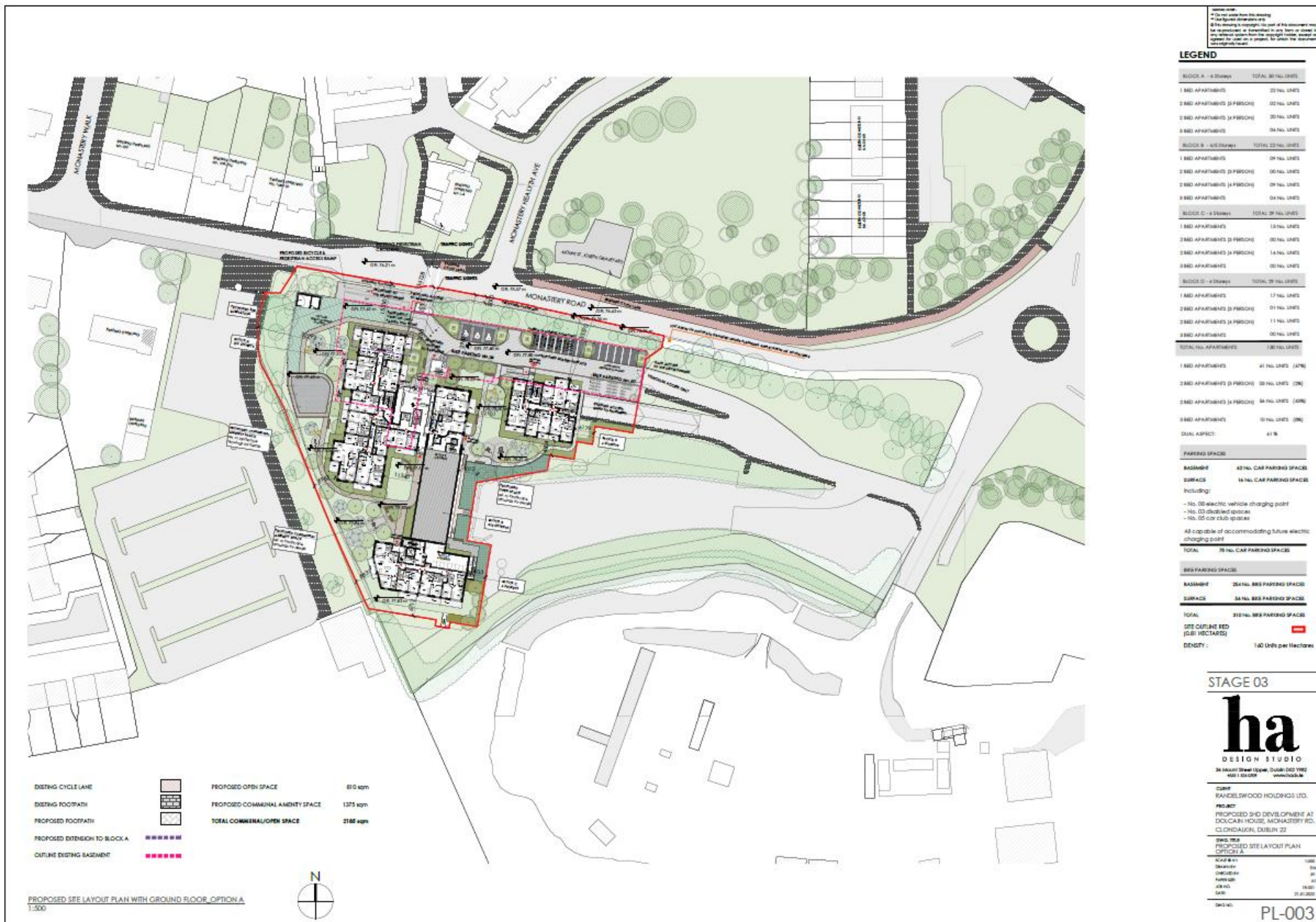


Figure 3. Proposed site layout plan – Option A (incl. footpath)



Figure 4. Proposed site layout plan – Option B (excl. footpath)

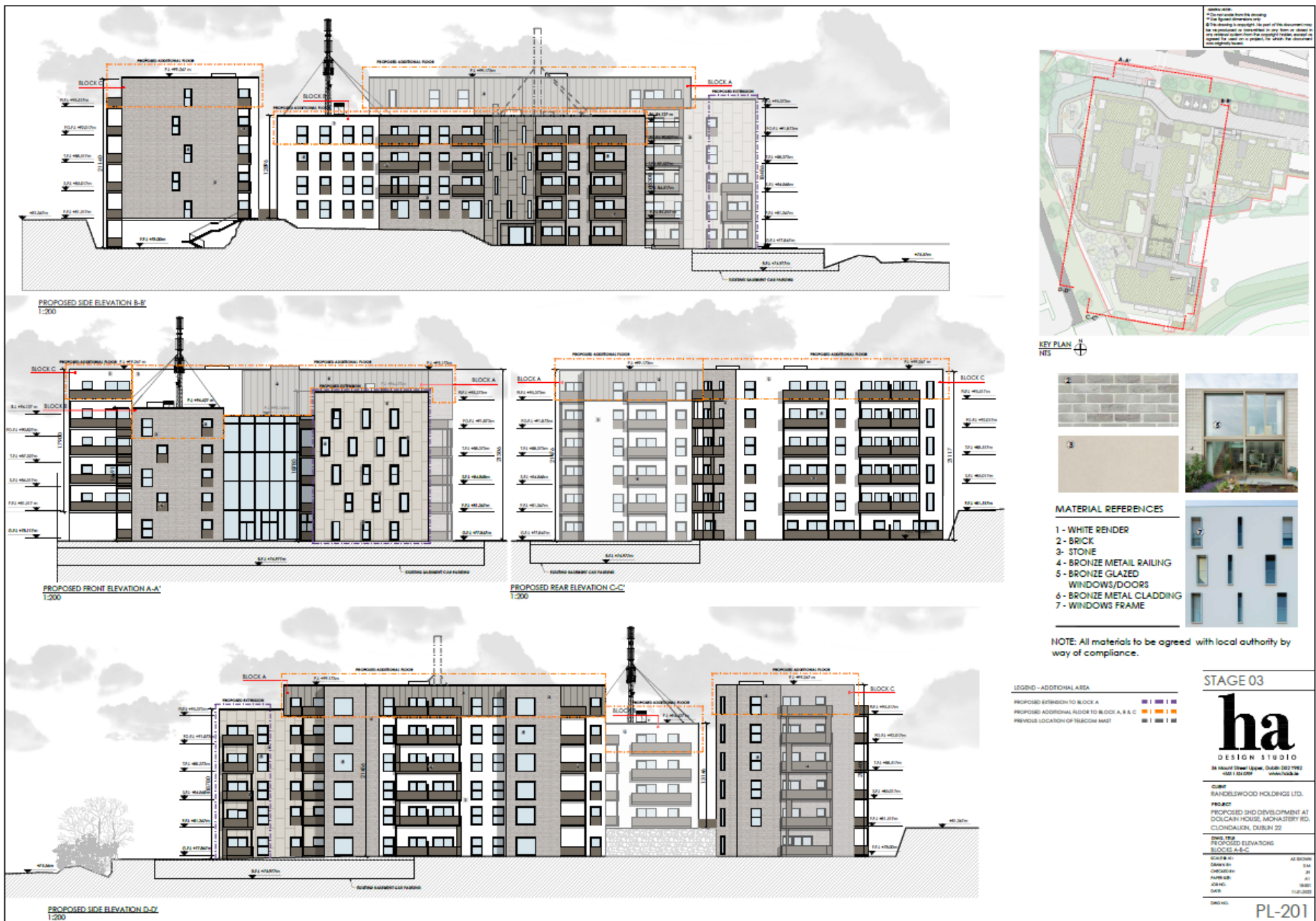


Figure 5. Proposed elevations

Landscape

A Landscape Report has been prepared by Jane McCorkell Landscape Architect to accompany this planning application. This report outlines the following landscape strategy for the proposed development:

'The submitted proposal aims to provide a multifunctional, durable landscape and public realm which integrates the proposed development within its existing landscape context. In coordination with the design team to integrate civil engineering, ecological considerations and improved circulation and accessibility a diverse mix of usable open spaces has been created to provide a lively landscape for residence to enjoy.

The landscape is structured to provide a diverse range of spaces and uses, that animate the space and create visual interest at the human scale. These spaces can be organized into 2 separate zones, each with a distinctive character; Zones: A and B.

- *'Zone A' Proposed Open Space - characterized by the entrance landscape, natural play elements, seating, and planting.*
- *'Zone B' Proposed Communal Amenity Space – characterised by the informal playful landscape, communal seating areas, Specimen tree planting and an area tranquillity.*

There is a fire tender route proposed that will run along the North of site down along the west boundary where a turning space has been integrated into the landscape. The fire access route is proposed in a range of surface materials to break up the visually hard edge of the fire access path. The planting strategy for the development site is to maximize tree and vegetation retention, especially along the South and West boundaries where there is a natural rock face present. The principle of the planting strategy is to maintain the overall character of the site while creating a cohesive, usable, and welcoming green space.

There are several components making up the overall landscape strategy:

1. *A diverse range of spaces, lawn, grass moulding, natural play and several smaller spaces with native tree planting and ground flora.*
2. *Integration of the scheme within the wider context.*
3. *Maintain the distinct spatial character of the existing site, while enhancing the identity.*
4. *Provide a safe and accessible environment.*
5. *Provide new opportunities for the protection and establishment of habitat.'*

The proposed landscape masterplan is demonstrated in Figure 6.



Figure 6. Proposed landscape masterplan

Drainage

An Engineering Services Report was prepared by Lohan & Donnelly Consulting Engineers on behalf of Randelswood Holdings Ltd. This report outlines the following drainage strategy for the proposed SHD development at Dolcain House, Clondalkin, Dublin 22.

Foul Drainage

In terms of existing foul water drainage arrangements, the report outlines the following:

'The existing foul water sewer on site drains to the public foul sewer on the north west of the site. The drainage is currently a combination of both underslung and underground drainage.'

In relation to the proposed foul water drainage arrangements, the report details the following:

'All sewers are designed in accordance with IS 752: 2008 and Building Regulations TGD Part H. All drainage works shall be in accordance with the requirements of Irish Water and SDCC County Council.'

'Wastewater generated from the 3 existing blocks shall enter an underground foul sewer system, while the wastewater generated from the new block shall enter an underslung foul sewer system, suspended below ground floor slab and exit the site via gravity flow.'

This report continues:

'The site is currently served by a 150mm diameter foul sewer water spur which discharges to the existing 225mm diameter public foul water sewer on the near side of the main road via an existing connection to an existing manhole. This outfall manhole will be retained with additional drainage from a new block added to the drainage system on site. It is proposed to keep the existing 150mm diameter foul sewer at a gradient of 1/100 to serve the new development, which provides a flow capacity of 16.5 litres/second exceeding the 6DWF of 3.928 litres/second. The number of units discharging into the sewer would be sufficient for the sewer to achieve self-cleansing velocity at the proposed gradient.'

Surface Water Drainage

In terms of existing surface water drainage arrangements, the report outlines the following:

'The existing surface water sewers onsite drain to the public sewer in the north west of the site by gravity flow. The drainage is currently a combination of both underslung & underground drainage. Drainage for block C includes an attenuation system due to its time of design and construction in 2006. Blocks A and B predate the inclusion of stormwater attenuation as part of development requirements and so runoff from these areas currently discharges to sewers without any restriction on flow rate.'

'The site is currently served by a 225mm diameter surface water sewer spur which discharges to the existing 225mm diameter public surface water sewer on the south side of the Monastery Road via an existing connection to an existing manhole. There is also an existing oversized pipe system servicing block C which functions as an attenuation holding chamber.'

In relation to the proposed surface water drainage arrangements, the report outlines the following:

'L&D propose to discharge surface water to the existing surface water sewer on Monastery Road. A new outfall manhole shall be constructed within the ownership boundary which shall be in compliance with SDCC requirements.'

Sustainable Urban Drainage Systems (SuDS) Measures Applied

The Engineering Services Report outlines the following in relation to the proposed SuDS measures to be implemented into the surface water drainage strategy:

'Extensive Green Roof:

A lightweight extensive green roof has been chosen for each apartment block of the proposed development. It is proposed to include a 20mm dimpled drainage sheet below the level of the drainage outlets on the roof in order to retain the water, achieving interception storage and facilitating evapotranspiration.

Permeable Paving:

It is proposed to incorporate permeable paving and grasscrete surfaces into the upper ground floor level site design. These systems allow for the capturing of surface water and storage of same within the sub-base buildup, promoting interception storage and facilitating evapotranspiration. The filtering process of surface water through the paving and sub-base also improves water quality and filters out hydrocarbons and suspended solids.

Petrol Interceptor:

It is proposed to incorporate a class 1 Klargester petrol interceptor at upper ground floor level, located upstream of the new attenuation tank. This shall facilitate removal of oils and silts prior to their entering the attenuation system and flow control device manhole. It is proposed to incorporate a separate class 1 Klargester petrol interceptor at lower ground floor level which may achieve a concentration of less than 5 mg/l of oil under standard test condition and will also facilitate silt removal.

Surface Water Attenuation:

It is proposed to attenuate surface water on-site through the use of a Stormtech attenuation tank at lower ground floor level. The proposed attenuation tank shall achieve a storage capacity of 285m³ and shall also be positioned to achieve in excess of the minimum 500mm freeboard to the lowest FFL as required by GDSDS. The attenuation system shall incorporate a Stormtech isolator row which is lined internally with a geotextile membrane and through which all incoming surface water must pass through. This allows for the removal of silts and suspended solids, thus improving water quality, and also protects the granular voids stone surrounding the attenuation system from being clogged with silt over time. The isolator row contains a manhole at the start of the run to facilitate jetting and clearing of the isolator row.

Tree Pits:

Tree pit systems will also be incorporated through the use of recessed pockets of granular voids stone beneath the root ball of trees at podium level. The tree pits shall incorporate an overflow drainage system at their base which connects to the surface water drainage system. This permits intercepted rainfall to permeate through the strata of the planter system and being captured for natural irrigation of the tree and facilitating evapotranspiration, but allowing for overflow of surface water into sewers and to the attenuation tank during extreme rainfall event.'

The proposed drainage plan (upper and lower ground floor) and the site SuDS plan are demonstrated in Figures 7 – 9.

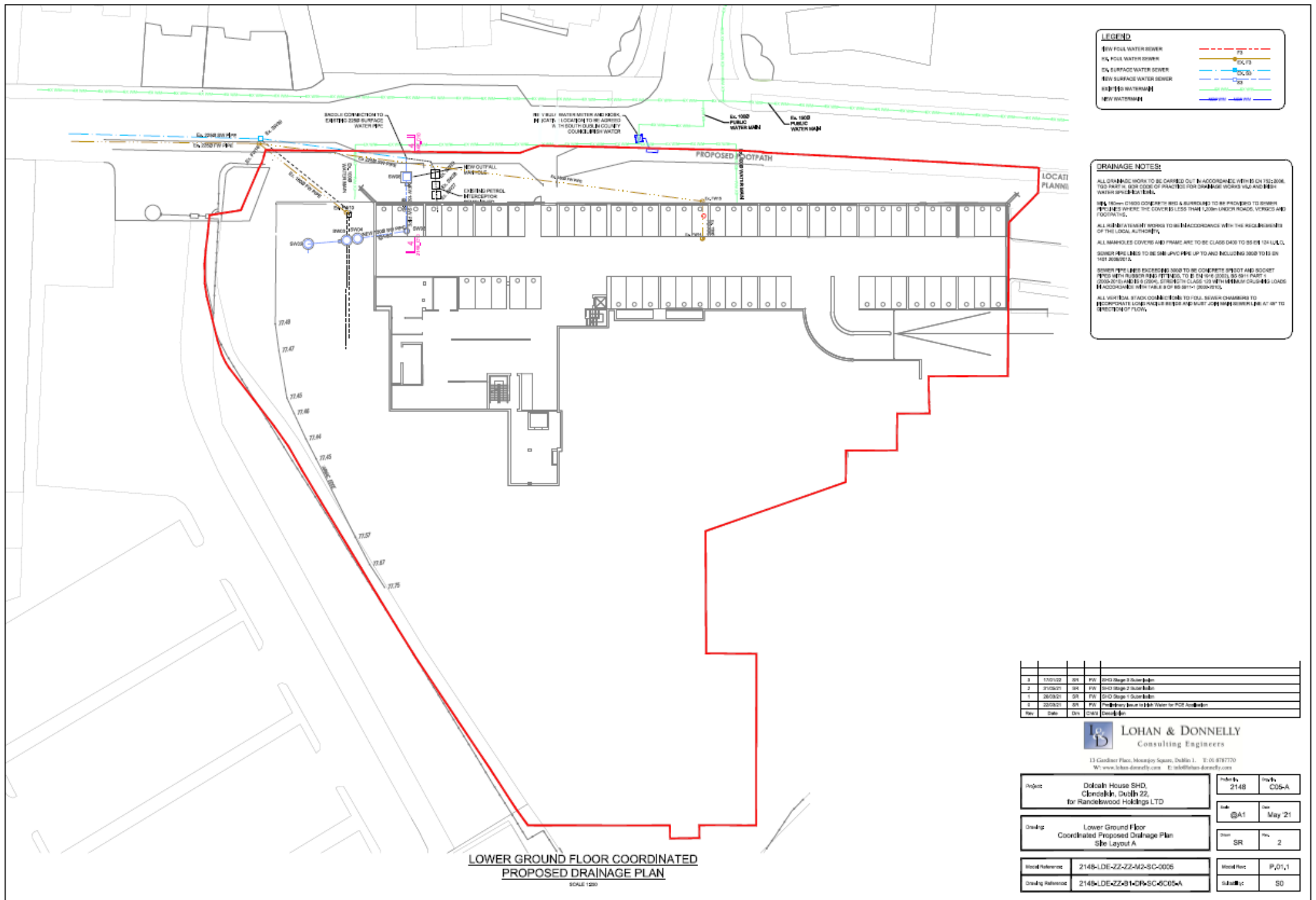


Figure 8. Proposed drainage plan - lower ground floor (co-ordinated)



SITE SUDS PLAN
SCALE 1:200

SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS):

GREEN ROOF:

IT IS PROPOSED TO INCORPORATE THE SUB-SURFACE STORAGE SYSTEM INTO THE DESIGN WITH THE AID OF ROOFING SUBSTRATE TO PROVIDE STORAGE VOLUME FOR APPROXIMATELY 20% OF THE RAINFALL THAT FALLS ON THE ROOF. THE GREEN ROOF SYSTEM SHALL BE DESIGNED TO PROVIDE STORAGE VOLUME FOR APPROXIMATELY 20% OF THE RAINFALL THAT FALLS ON THE ROOF. THE GREEN ROOF SYSTEM SHALL BE DESIGNED TO PROVIDE STORAGE VOLUME FOR APPROXIMATELY 20% OF THE RAINFALL THAT FALLS ON THE ROOF. THE GREEN ROOF SYSTEM SHALL BE DESIGNED TO PROVIDE STORAGE VOLUME FOR APPROXIMATELY 20% OF THE RAINFALL THAT FALLS ON THE ROOF.

PERMEABLE PAVING:

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TREE PITS:

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FILTER DRAIN:

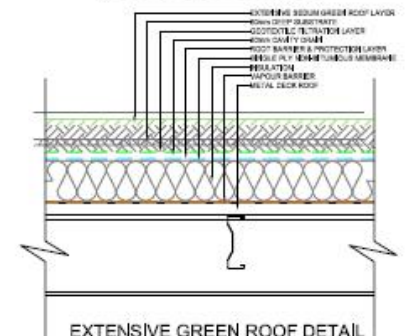
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SURFACES LEGEND

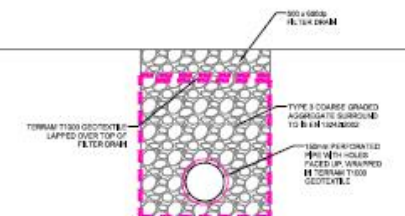
[Green Dotted]	GRASSCRETE
[Green Dotted]	GRASSPERMEABLE PAVING
[Green Dotted]	PERMEABLE PAVING
[Green Dotted]	PERMEABLE PAVING
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GRASSCRETE EXAMPLE



EXTENSIVE GREEN ROOF DETAIL
SCALE 1:20



FILTER DRAIN
SCALE 1:20

4	1/10/22	DR	PA	D/D Stage 3 Storm Drain
3	26/10/21	DR	PA	Site Specific Assessment of Planning Authority Consents
2	3/10/21	DR	PA	D/D Stage 2 Storm Drain
1	26/03/21	DR	PA	D/D Stage 1 Storm Drain
Rev	Date	Disc	Drawn	Checked

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Project	Dolac House SHD, Clonsilla, South 22, for Ranselwood Holdings LTD	Index No	2148	Drawn	SR
Client	@A1	Date	May 21	Rev	2
Drawn	Site SuDS Plan, Site Layout A	Model Ref	P/01_1	Scale	50
Model Reference	2148-LDE-ZZ-00-DR-SC-0003				
Drawing Reference	2148-LDE-ZZ-00-DR-SC-0026A				

Figure 9. Proposed site SuDS Plan

Identification of Relevant Natura 2000 Sites

The proposed works are not located within a Natura 2000 site. The Natura 2000 sites within 15 kilometres of the subject site are detailed in Table 1 and Figures 10 and 11. Their qualifying interests and the potential impact of the works on these qualifying interests are demonstrated in Table 2. There is no direct hydrological pathway to a Natura 2000 site. There are indirect hydrological pathways to Natura 2000 sites via the proposed foul and surface wastewater networks. There is an indirect hydrological pathway from the site to the South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka SPA, and North Bull Island SPA via the proposed discharge of surface water into the existing public surface water drainage network on Monastery Road. This network then outfalls to the River Camac, a watercourse that feeds into the River Liffey. As can be seen from the EPA Water Framework Directive (WFD) data in Figure 12, the River Camac is located in close proximity to the proposed development (<1km). All foul wastewater drainage from the site will be connected to an existing public sewage system and treated at Ringsend Wastewater Treatment Plant.

The proposed development site is located in a suburban environment surrounded by roads and there is no intact biodiversity corridor to Natura 2000 sites. No Natura 2000 sites are deemed to be in the potential Zone of Influence (ZoI). However, following the precautionary principle, screening of all Natura 2000 sites within 15km and those with a direct/indirect pathway beyond 15km is carried out. There are no Natura 2000 sites with a direct/indirect pathway beyond 15km.

Table 1. Proximity to designated sites of conservation importance

NATURA 2000 Site	Distance
Special Areas of Conservation	
Glenasmole Valley SAC	6.7 Km
Rye Water Valley/Cartron SAC	8.6 Km
Wicklow Mountains SAC	9 Km
South Dublin Bay SAC	11.2 Km
North Dublin Bay SAC	14 km
Special Protection Areas	
Wicklow Mountains SPA	10.4 Km
South Dublin Bay and River Tolka Estuary SPA	11 Km
North Bull Island SPA	14 Km

The initial screening of Natura 2000 sites within 15km, their qualifying interests and the Source/Pathway/Receptor links between the works and the Natura 2000 site, with the potential to result in adverse effects (without mitigation measures) on each Natura 2000 site and their qualifying interests, are seen in Table 2. The distance of 15km was selected due to the proximity of the proposed project to a watercourse. Watercourses, SACs and SPAs within 15km are shown in Figures 10 to 12.

It should be noted that there are no Natura 2000 sites downstream of the proposed development prior to reaching the Natura 2000 sites within estuarine waters of Dublin Bay. Water from the site would enter a tributary of the River Camac, the River Camac itself, and finally outfall to the estuarine element of the River Liffey. As a result of the surface water connection to public networks, the proposed development is not directly hydrologically linked to a Natura 2000 site. The pathway to the Natura 2000 sites in Dublin Bay is deemed to be an indirect pathway. Due to the significant distance (>10km), dilution and settlement within the River Camac and River Liffey and mixing within the estuarine environment of the River Liffey, no significant effects are foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the Natura 2000 sites beyond 15km and no impact is foreseen on these sites. It should be noted that the proposed development will require compliance with Water Pollution Acts in relation to all discharges off site. However, these measures are not necessary for the protection of Natura 2000 sites.

Table 2. Initial screening of Natura 2000 sites within 15km and Natura 2000 sites within 15km with potential of hydrological connection to the proposed development

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE0001209	Glenasmole Valley SAC	OUT	<p>Conservation Objectives To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]</p> <p>Potential Impact The proposed development site is located within a suburban environment at a minimum distance of 6.7 km from the Glenasmole SAC (Figure 10). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects likely</p>
IE001398	Rye Water Valley/Cartron SAC	OUT	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1014] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [1016]</p> <p>Potential Impact The proposed development site is located within a suburban environment at a minimum distance of 8.6 km from this SAC (Figure 10). No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>
IE0002122	Wicklow Mountains SAC	OUT	<p>Conservation Objectives: The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Qualifying Interests Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030]</p>

			<p>Alpine and Boreal heaths [4060] Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Otter (<i>Lutra lutra</i>) [1355]</p> <p>Potential Impact The proposed development site is located within a suburban environment at a minimum distance of 9 km from the Wicklow Mountains SAC (Figure 10). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects likely</p>
IE0001398	South Dublin Bay SAC	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]</p> <p>Potential Impact The proposed development site is located within a suburban environment at a minimum distance of 11.2 km from this SAC (Figure 10). There is no direct pathway from the proposed site to this SAC.</p> <p>There is an indirect pathway to this SAC via foul and surface water drainage networks. Foul wastewater will be connected to the existing public sewage networks and will be subsequently transferred to Ringsend WWTP for treatment. As such, pollutants or silt will be processed in the existing Ringsend Treatment networks and will not result in a significant impact on the Natura 2000 site.</p> <p>Surface water will be directed to the existing public surface water drainage network located on Monastery Road after attenuation. As this network outfalls into the River Camac, a watercourse that feeds into the River Liffey, there is an indirect pathway to this SAC. However, given the distance (11.2 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site.</p>

			<p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>
	North Dublin Bay SAC	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with white dunes (<i>Ammophila arenaria</i>) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p>Potential Impact The proposed development site is located within a suburban environment at a minimum distance of 14 km from this SAC (Figure 10). There is no direct pathway from the proposed site to this SAC.</p> <p>There is an indirect pathway to this SAC via foul and surface water drainage networks. Foul wastewater will be connected to the existing public sewage networks and will be subsequently transferred to Ringsend WwTP for treatment. As such, pollutants or silt will be processed in the existing Ringsend Treatment networks and will not result in a significant impact on the Natura 2000 site.</p> <p>Surface water will be directed to the existing public surface water drainage network located on Monastery Road after attenuation. As this network outfalls into the River Camac, a watercourse that feeds into the River Liffey, there is an indirect pathway to this SAC. However, given the distance (14 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>
Special Protection Areas			
IE0004040	Wicklow Mountains SPA	OUT	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p>Qualifying Interests Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p>

			<p>Potential Impact</p> <p>The proposed development site is located within an urban environment at a minimum distance of 10.4 km from the Wicklow Mountains SPA (Figure 11). There is no direct or indirect hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects are likely</p>
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	<p>Conservation Objectives</p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development site is located within a suburban environment at a minimum distance of 11 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 11). There is no direct pathway from the proposed site to this SPA.</p> <p>There is an indirect pathway to this SPA via foul and surface water drainage networks. Foul wastewater will be connected to the existing public sewage networks and will be subsequently transferred to Ringsend WwTP for treatment. As such, any pollutants or silt will be processed in the existing Ringsend Treatment networks and will not result in a significant impact on the Natura 2000 site.</p> <p>Surface water will be directed to the existing public surface water drainage network located on Monastery Road after attenuation. As this network outfalls into the River Camac, a watercourse that feeds into the River Liffey, there is an indirect pathway to this SPA. However, given the distance (11 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p>

			No significant effects are likely
IE0004006	North Bull Island SPA	OUT	<p>Conservation Objectives: The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999]</p> <p>Potential Impact The proposed development site is located within an urban environment at a minimum distance of 14 km from the North Bull Island SPA (Figure 11). There is no direct pathway from the proposed site to this SPA.</p> <p>There is an indirect pathway to this SPA via foul and surface water drainage networks. Foul wastewater will be connected to the existing public sewage networks and will be subsequently transferred to Ringsend WwTP for treatment. As such, any pollutants or silt will be processed in the existing Ringsend Treatment networks and will not result in a significant impact on the Natura 2000 site.</p> <p>Surface water will be directed to the existing public surface water drainage network located on Monastery Road after attenuation. As this network outfalls into the River Camac, a watercourse that feeds into the River Liffey, there is an indirect pathway to this SPA. However, given the distance (14 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>

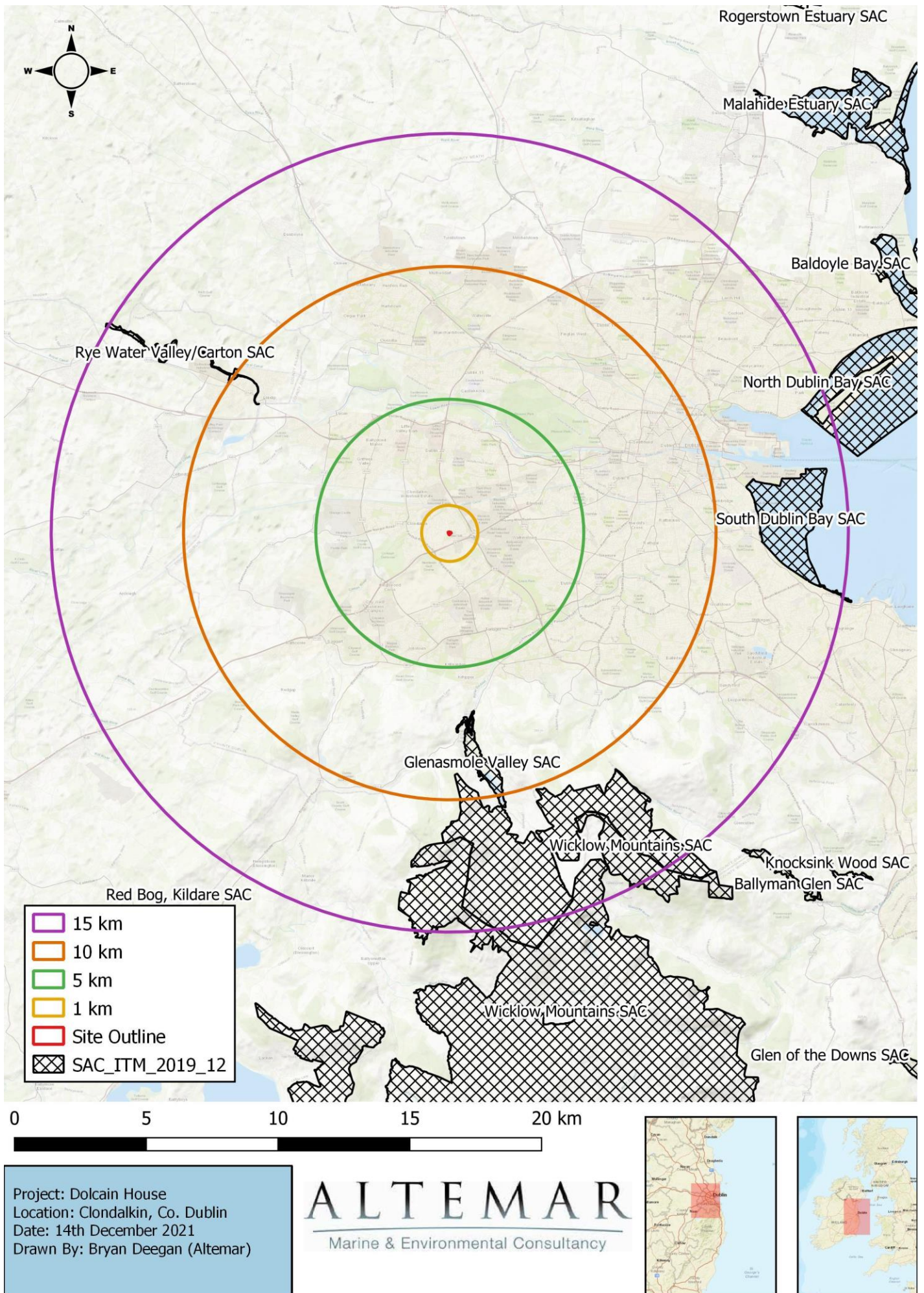


Figure 10. Special Areas of Conservation (SACs) located within 15km of the proposed development

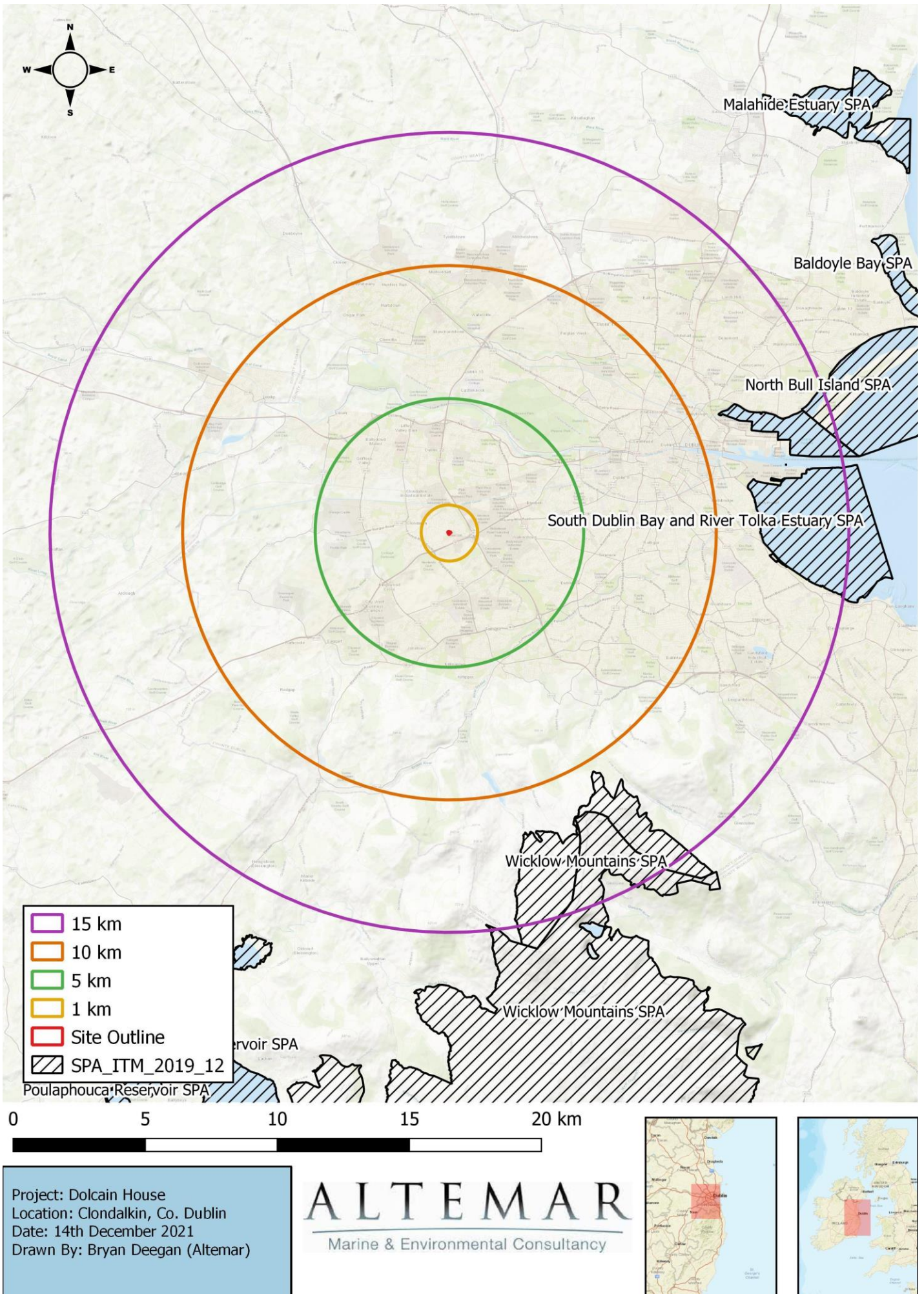


Figure 11. Special Protection Areas (SPAs) within 15km of the proposed development



Figure 12. Waterbodies within 1km of the proposed development (EPA-WFD data)

Ecological Assessment

Construction and Operational Impacts

All waste from the demolition and construction phase will be disposed of in a registered facility and will not pose a threat to a Natura 2000 site. There is no direct pathway from the proposed project to Natura 2000 sites, which are located beyond a substantial suburban environment with no intact biodiversity corridors. There is an indirect pathway to Natura 2000 sites via the proposed foul and surface water networks. However, all foul wastewater from the site will enter a public sewer which will undergo treatment at the Ringsend WwTP. Further, surface wastewater will be directed to an existing public surface water drainage network located on Monastery Road. This network then outfalls into the River Camac. Given the minimum distance (11 km) between the proposed development site and the closest Natura 2000 site along this hydrological pathway (South Dublin Bay and River Tolka Estuary SPA), any pollutants or silt produced in the operational stage will settle, be dispersed, or diluted in the marine environment. As a result, construction or operational impacts from the proposed development will not have a significant effect on Natura 2000 sites. Compliance with Water Pollution Acts will be required in relation to discharges from the site. However, these measures are not necessary for the protection of Natura 2000 sites.

In-Combination Effects

There are several proposed developments that were refused planning permission on the lands of the proposed development site. The following is a list of planning applications as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal:

Table 3. *Refused planning applications on lands of the proposed development site*

Planning Ref.	Address	Proposal
SD19A/0328	Dolcain House, Monastery Road, Clondalkin, Dublin 22	Construction of a new building of 71 residential units known as Block D, consisting of 46 one bedroom apartments, 19 two bedroom apartments and 6 three bedroom apartments across ground to 6th floor; relocation of the existing substation and the part removal of the existing podium slab between ground floor level and lower ground floor level; modifications of the existing lower ground floor car park and ground floor car park area to include landscaped areas; public open space areas; surface and lower ground floor level car parking; motorcycle parking; cycle parking and bin storage; all with associated signage, drainage, mechanical plant, roof gardens with associated access and site development works, while maintaining the existing site and basement entrances on completion.
SD19A/0327	Dolcain House, Monastery Road, Clondalkin, Dublin 22	Change of use from office to residential use; extension and modifications of the existing block known as Block B, into 24 residential units consisting of 20 one bedroom apartments and 4 two bedroom apartments with associated gym facility and staff access; Block B across ground to 4th floor including the demolition of the existing single storey extension at ground floor level and external stairs; upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate proposed residential units throughout; gym facility and staff areas at ground floor level together with the construction of 1 additional floor; modifications of the existing lower ground floor car park and ground floor car park area to include landscaped areas, public open space areas, surface and lower ground floor level car parking, motorcycle

		parking, cycle parking and bin storage; all with associated signage, drainage, mechanical plant, roof gardens with associated access, relocation of existing telecommunications aerials and site development works while maintaining the existing site and basement entrances on completion.
SD19A/0324	Dolcain House, Monastery Road, Clondalkin, Dublin 22	Change of use from office use to residential use, together with extensions and modifications of the existing blocks known as Block A and Block C and associated atrium, into 86 residential units consisting of 69 one bedroom apartments and 17 two bedroom apartments with associated staff areas; Block A across ground to 4th floor including the removal of the existing 4th floor; part removal of the existing podium slab between ground floor level and lower ground floor level; upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate the proposed residential units; construction of a replacement 4th floor and a 5 storey extension of the block to the north; Atrium across ground to 4th floor including the upgrading of the existing external fabric of the building; modifications to the structure to include the construction on 1 additional floor, together with modifications to internal layouts to accommodate the proposed residential units; Block C across ground to 5th floor including the upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate the proposed residential units, together with the construction of 1 additional floor; modifications of the existing lower ground floor car park and ground floor car park area to include landscaped areas; public open space areas; surface and lower ground floor level car parking; motorcycle parking; cycle parking and bin storage; all with associated signage, drainage, mechanical plant, roof gardens with associated access and site development works, while maintaining the existing site and basement entrances on completion.

As identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal, planning permission for an extension of duration of permission was granted for a proposal located on the grounds of the proposed development site. Details of this application are identified below.

Table 4. *Approved extension of duration*

Planning Ref.	Address	Proposal
SD08A/0616/EP	SIAC HQ, Monastery Road, Clondalkin, Dublin 22	Construction of 258sq.m. of additional office accommodation at fifth floor level set back from the existing parapet and an additional enclosed escape staircore to the south elevation (gross floor area of proposed development 292sq.m.) of the existing extension to SIAC HQ (planning ref. SD06A/1072) and the omission of 1 no. car parking space at basement level to facilitate the staircore construction; vehicular access to proposed penthouse storey extension to be via the existing access to SIAC HQ off the roundabout on Monastery Road. All of the aforementioned development to take place on a site of c3532sq.m. on lands that are bounded generally to the north by the headquarters of Siac, to the south and west by

		the existing quarry and industrial complex of SIAC and to the east by Round Towers GAA grounds, all at Monastery Road, Clondalkin, D22.
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Furthermore, there are several development proposals located within close proximity to the proposed site that have either been granted planning permission or have been requested for further information. The following is a planning history as identified in the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal²:

Table 5. *Approved planning applications located proximate to the subject site*

Planning Ref.	Address	Proposal
SD20A/0262	Townland of Bushelloaf, Clondalkin, Dublin 22	Construction of a 242 bedroom hotel in a building ranging in height from 7 to 10 storeys over ground and lower ground floor levels; the development will include the lower ground floor accommodating 202 car parking spaces; 54 bicycle parking spaces, plant, stores and ESB substation; ground floor accommodating hotel entrance and reception area; restaurant and bar; outdoor terrace and patio with canopies; function room; meeting rooms; kitchen, staff facilities; stores, toilets and plant; ground floor mezzanine accommodating meeting rooms; admin office; store and laundry facilities; 1st to 9th floor accommodating 242 hotel bedrooms including 17 suites; 10th floor accommodating gym/yoga studio; plant, storage and a roof terrace; vehicular access from both the N7 slip road and Knockmeenagh lane with link street across the site; upgrade works to Knockmeenagh lane; landscaping; boundary treatment; wastewater pumping station; associated signage and all site development works and services; the site is located between Knockmeenagh Lane to the north, St. Brigids cottages to the east, the Nass Road (N7) to the south and the Nass Road Business Park to the west.
SD18A/0328	Presentation Convent, Convent Road, Clondalkin, Dublin 22	Nursing home building comprising 155 bedrooms and all associated ancillary accommodation (7741sq.m gross floor area) in a part three, part four storey building located on the lands to the south and west of the convent building; Retirement home building comprising 14 bedrooms and all associated ancillary accommodation (916sq.m gross floor area) in a two storey wing to the south east of the convent and internally connected to the nursing home; Internal alterations and improvements to part of the existing convent building (Protected Structure) at ground, first and second floor levels which is to be used for nursing home staff accommodation (1203.3sq.m); The internal reconfiguration and works proposed as part of this application to the remainder of the convent building include the following: (a) subdivision of convent chapel to provide quiet room (accessed from the adjacent church only) and a new kitchen dining area with the chapel; (b) adjustment, removal and addition of partitions, services and fittings to create ensuite bathroom facilities in 25 proposed bedrooms at ground, first and second floor

²<https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>

		levels; (c) internal works to facilitate use of rooms as communal living rooms and other ancillary uses; (d) sundry internal modifications, refurbishment and improvements to rooms and circulation areas, upgrading of flooring, walls and internal doors to meet fire regulations, draught proofing windows and improving window safety; (e) sundry refurbishment works to allow for conservation and repair of building fabric, roof finishes, structure and retained fixtures; The existing parish offices and meeting rooms within the convent building are to be retained in their current use and no works are proposed to these rooms which are excluded from the current application; The development will be accessed via a vehicular and pedestrian entrances from New Road and will provide a total of 42 car parking spaces and 60 bicycle spaces; Existing vehicular entrances from New Road and Convent Road serving the church will be retained; Permission is also sought for the construction of a single storey detached substation and switch room (20.5sq.m) and 2 single storey detached store building (89.5sq.m), hard and soft landscaping, boundary treatment and all ancillary and associated site and development works; The development will also involve the demolition of existing substation and detached single storey ancillary store buildings (192.2sq.m).
SD14A/0037	Round Tower GAA Grounds, Monastery Road, Clondalkin, Dublin 22	New two storey club house with a total gross floor area of 740sq.m. to provide a sports hall and associated changing rooms, showers, toilets and storage at lower ground level fronting existing car park and a gym, meeting rooms, refreshment area, kitchenette, associated toilets, storage and external deck area at upper ground level fronting the existing all weather pitch and ancillary site works; access/egress from the proposed development is via the existing club entrance.
SD10A/0064	SIAC HQ, Monastery Road, Clondalkin, Dublin 22.	There is an existing 10-year permission immediately south and east of the site which was granted by An Bord Pleanála in 2012 under Reg. Ref. SD10A/0064 and ABP. Ref. PL.06S.237700. for a mixed-use scheme comprising commercial and residential uses

No significant projects are proposed or currently under construction that could potentially cause in combination effects on Natura 2000 sites.

Given this, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites will be seen as a result of the proposed development alone or combination with other projects.

No significant cumulative impacts are likely in relation to the proposed development.

Conclusions

The proposed redevelopment project is located in a suburban environment 6.7 km from the nearest Natura 2000 site (Glenasmole Valley SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. There is no direct hydrological pathway linking the proposed development site to a Natura 2000 site. There is an indirect pathway to Natura 2000 sites located within Dublin Bay via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public sewer network, which will subsequently be processed in the Ringsend Wastewater Treatment Plant. Surface water will be directed to the existing public surface water drainage network on Monastery Road. As this network outfalls to the River Camac, a watercourse that feeds into the River Liffey, there is an indirect pathway to Natura 2000 sites located within Dublin Bay. Specifically, the South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, and the North Bull Island SPA. However, given the distance between the proposed site and the Natura 2000 sites (11.2km, 14km, 11km, and 14km respectively), pollutants or silt produced by the proposed development during both construction and operational phases will settle, be diluted, or dispersed within the marine environment. As such, the proposed development project will not have a significant impact on the conservation objectives of Natura 2000 sites.

No Natura 2000 sites are within the zone of influence of this development. Having taken into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or Natura 2000 site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site. A Stage 2 Appropriate Assessment is not required for the proposed development.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a proposed SHD development at Dolcain House, Monastery Road, Clondalkin, Dublin 22
Name and Location of NATURA 2000 Sites Within 15km	Glenasmole Valley SAC Rye Water Valley/Carton SAC Wicklow Mountains SAC South Dublin Bay SAC North Dublin Bay SAC Wicklow Mountains SPA South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA
Project Description	The proposed project intends to seek planning permission for an SHD development at Dolcain House, Monastery Road, Clondalkin, Dublin 22.
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
Describe how the project is likely to affect the NATURA 2000 site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No Natura 2000 sites are within the zone of influence of this development. There is no direct hydrological pathway to Natura 2000 sites. Having taken into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway to conservation sites and the dilution effect and treatment of effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

The following references were used in the preparation of this AA screening report.

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. 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;
http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art_6_4_en.pdf
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;
http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
7. The Status of EU Protected Habitats and Species in Ireland.
http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
9. NPWS (2021) Conservation objectives for Rye Water Valley/Carton SAC [001398]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
10. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
11. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2021) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
14. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.