

ALTEMAR

Marine & Environmental Consultancy

Appropriate Assessment Screening for a proposed residential development at Hayden's Lane, Lucan, Co. Dublin.



13th April 2022

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On behalf of: Jackie Greene Construction.

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Document Control Sheet

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Jackie Greene Construction for a proposed residential development at Hayden's Lane, Lucan, Co. Dublin.

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 European sites. European 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 a plan or project, 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 that there are not likely to be significant effects on any European site, in view of best scientific knowledge and the conservation objectives of the relevant European sites.

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 27 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 [EUROPEAN] 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 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."

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;*
 - *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.”*

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;

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 European 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

Description of the Proposed Project

The proposed development at Hayden's Lane consists of the following:

- Construction of a residential development comprising 3 no. 2-5 storey blocks of 66 no. apartments (18 no. 1-bed, 45 no. 2-bed and 3 no. 3-bed) all with associated private balconies/terraces to the north/south/east/west elevations;
- Vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site;
- A pedestrian access from Griffeen Park to the southeast of the site;
- Provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.

No European sites are within the potential Zone of Influence (Zol). The Zol 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 Zol. As a result, further information is provided in relation to the proposed drainage strategy. However, it should be noted that the proposed development is not directly hydrologically linked to a European site.

The proposed site outline, site location and existing and proposed contiguous elevations and site sections are seen in Figures 1-6.

Drainage

An Engineering Planning Drainage/Water Services Report and Flood Risk Assessment was prepared by Roger Mullarkey & Associates. The report states that *"There are existing drainage and water connections to the public services already on the site, but this application seeks to amend the connections as requested by SDCC. A Confirmation of Feasibility (CoF) letter was obtained from Irish Water relating to the foul sewer and watermain supply available to the site and both connections were noted as "Feasible without infrastructure upgrade by Irish Water", a copy of which is included in the appendix of this report."*

Proposed Surface Water Drainage

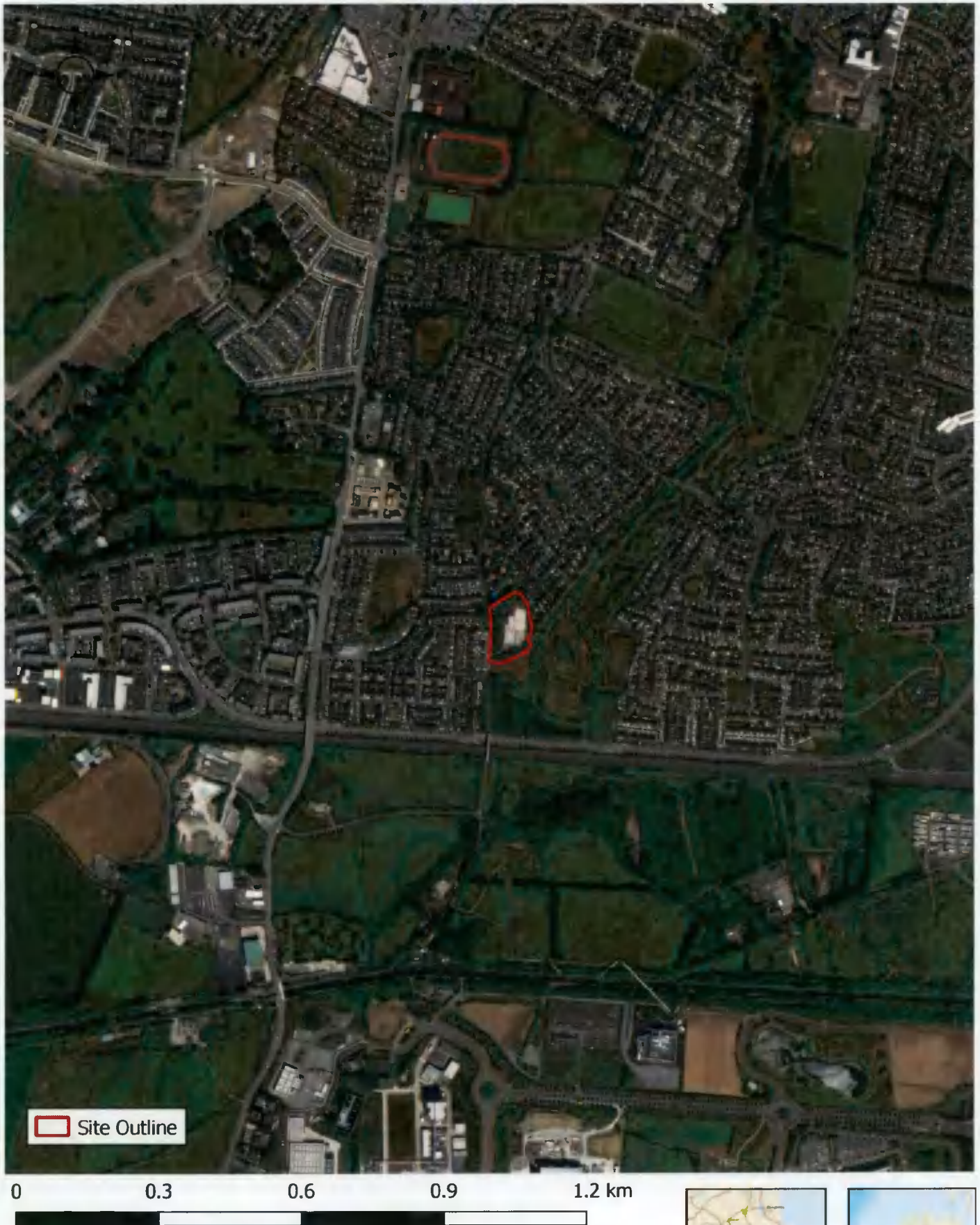
"The design of the storm water network has been carried out in accordance with and in conjunction with the requirements of the SDCC Water Services and Parks Departments as were ascertained in preplanning meetings/discussions. The proposed surface water network will utilise the existing dry-ditches surrounding the site as part of the overall SuDS strategy and which was specifically requested by the Parks Department. A Site-Specific Flood Risk Assessment (SSFRA) study report was prepared." (Figure 7)

"The surface water drainage infrastructure for the development will collect the rainfall on the site and convey the storm water run-off via roadside tree pits, existing surrounding dry-ditches, bio-retention area, rear garden filter drains, permeable paving, gullies, underground pipes, manholes, catchpit manhole and direct the flows to the grassed detention swale area before outfalling via a vortex flow restricting device (Hydrobrake or similar) and a petrol interceptor before to the dry grassed depression in the Park to the SE of the site. The above was agreed in principle with both the Parks and Water Services Department during the pre-planning consultation process."

"This application proposes to provide a minimum of 286m³ attenuation storage using the open grassed attenuation swale to the south of the site. The available volume provided is greater than required and is therefore considered a safe and conservative approach to attenuation provision."

Proposed Foul Water Drainage

The sites foul drainage system is to outfall into the IW 450mm foul sewer just south of the site in the Griffeen park (Figure 7). This ultimately discharges to Ringsend WwTP.

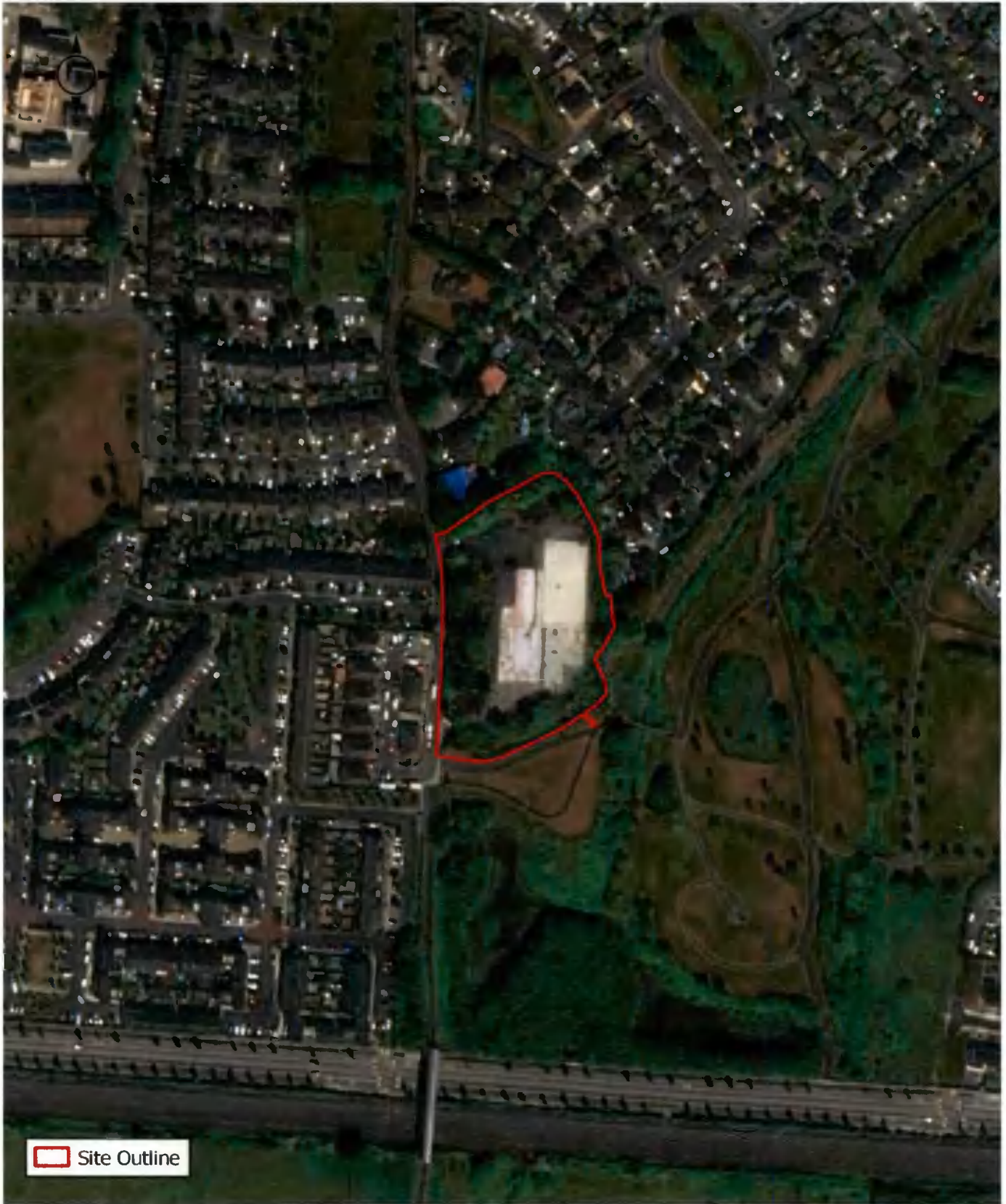


Project: Hayden's Lane
 Location: Lucan, Co. Dublin
 Date: 13th April 2022
 Drawn By: Bryan Deegan (Altamar)

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Figure 1. Site context



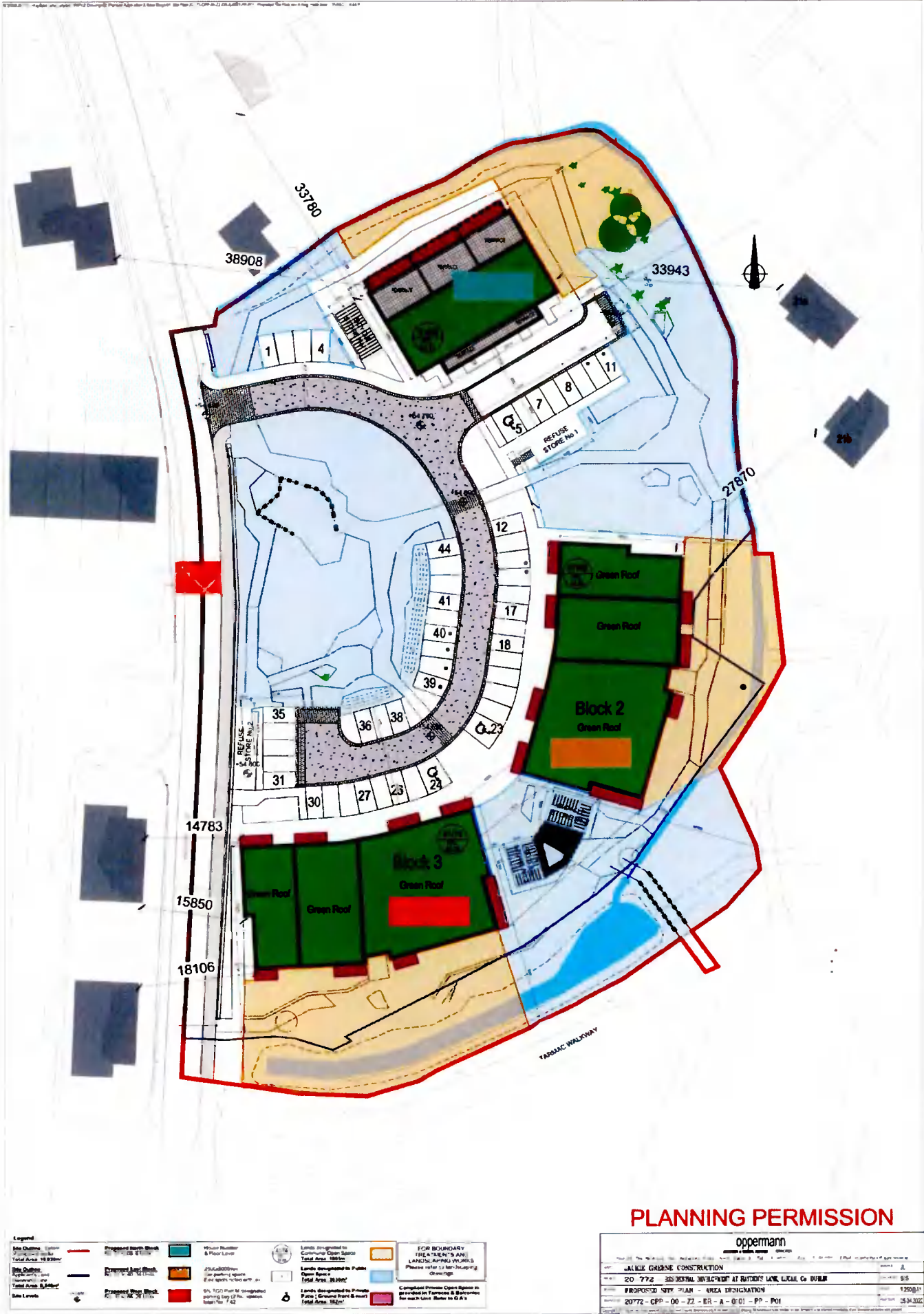
0 0.1 0.2 0.3 km

Project: Hayden's Lane
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Figure 2. Outline of proposed site



PLANNING PERMISSION

Legend

Site Outline - Urban Total Area: 18.83ha	Proposed North Block Total Area: 18.83ha	Water Tower & Floor Level	Lands designated to Common Open Space Total Area: 18.83ha	FOR BOUNDARY TREATMENT'S AND LANDING APPROVALS Please refer to the relevant Drawings
Site Outline - Agriculture and Rural Land Total Area: 0.00ha	Proposed East Block Total Area: 0.00ha	ASU/ASH/SH/SH on ground level Total Area: 0.00ha	Lands designated to Public Open Space Total Area: 0.00ha	Completed Private Open Space to be provided in Form and Substance for each Unit Refer to O & A's
Site Outline - Water Total Area: 0.00ha	Proposed West Block Total Area: 0.00ha	SH, TCR that M designated land use of 20% of the total area	Lands designated to Private Parks, Grounds (Park & Sport) Total Area: 0.00ha	
Site Levels				

oppermann
ARCHITECTS

JALIE GREENE CONSTRUCTION

20 772 RESIDENTIAL DEVELOPMENT AT RAYDON'S LAKE, LOCAL GO DUBUIC

PROPOSED NTP PLAN - AREA DESIGNATION

20772 - CPP - 00 - Z2 - ER - A - 0101 - PP - P01

1:2500 A1

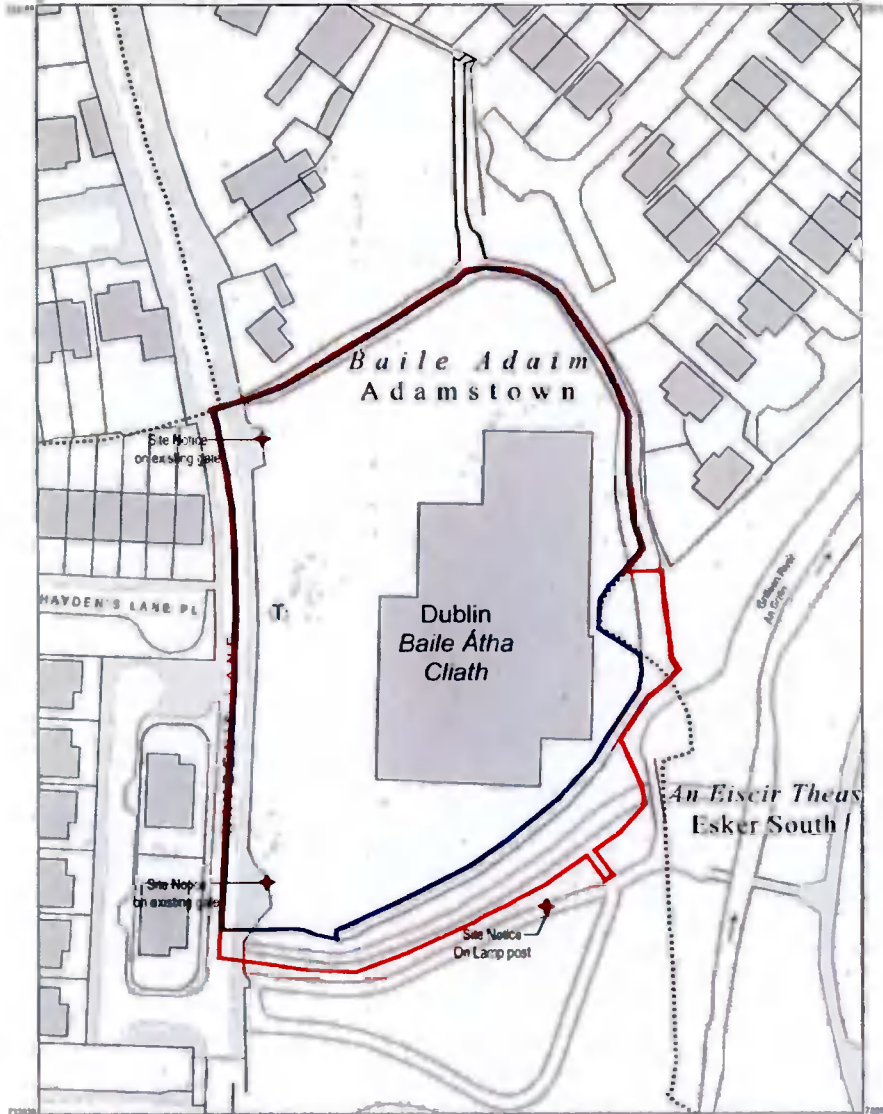
25.04.2022

Figure 3. Proposed site plan – Area Designation

Legend

- Proposed Planning Permission Boundary ———
- Applicant's Land Ownership Boundary ———
- Site Notice —◆

Planning Pack Map



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<http://www.osi.ie> search 'Large Scale Legend'



1 SITE LOCATION MAP
0001 Scale 1:1,000@A3

PLANNING PERMISSION

			oppermann <small>ARCHITECTS & INTERIOR DESIGNERS ASSOCIATES</small>	
			<small>Unit 01, The Millhouse, The Meadows, Fillycreech, Dublin 11 Tel: 1 850-0111 Fax: 1 850-0110 E-Mail: architecture@oppermann.ie</small>	
CLIENT			JACKIE GREEN CONSTRUCTION LTD	DESIGNED BY JL
PROJECT			20-772 - RESIDENTIAL DEVELOPMENT AT HAYDEN'S LANE, LUCAN Co. DUBLIN	DRAWN BY SOS
DRAWING			SITE LOCATION MAP	SCALE 1:1000@A1
DRAWING NO			20772 - OPP - 00 - ZZ - DR - A - 0001 - PP - P01	PLOT DATE 12.05.2021
REVISION	DATE	REVISED BY	DESCRIPTION	

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Figure 5. Site location map



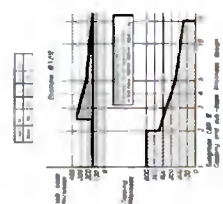
ROAD NOTES

1. Road width shall be 12m (40ft) for all roads.
2. Road shall be constructed to the standards of the City of Toronto.
3. Road shall be constructed to the standards of the City of Toronto.
4. Road shall be constructed to the standards of the City of Toronto.
5. Road shall be constructed to the standards of the City of Toronto.
6. Road shall be constructed to the standards of the City of Toronto.
7. Road shall be constructed to the standards of the City of Toronto.
8. Road shall be constructed to the standards of the City of Toronto.
9. Road shall be constructed to the standards of the City of Toronto.
10. Road shall be constructed to the standards of the City of Toronto.

ROAD SPECIFICATION FOR ACCESS ROADS

1. Access roads shall be constructed to the standards of the City of Toronto.
2. Access roads shall be constructed to the standards of the City of Toronto.
3. Access roads shall be constructed to the standards of the City of Toronto.
4. Access roads shall be constructed to the standards of the City of Toronto.
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8. Access roads shall be constructed to the standards of the City of Toronto.
9. Access roads shall be constructed to the standards of the City of Toronto.
10. Access roads shall be constructed to the standards of the City of Toronto.

Proposed Levels & Sightlines



BW DRAINAGE NOTES:

1. All drainage shall be to the standards of the City of Toronto.
2. All drainage shall be to the standards of the City of Toronto.
3. All drainage shall be to the standards of the City of Toronto.
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8. All drainage shall be to the standards of the City of Toronto.
9. All drainage shall be to the standards of the City of Toronto.
10. All drainage shall be to the standards of the City of Toronto.

LEGEND

Blue line	Watermain
Red line	Sanitary Sewer
Green line	Storm Sewer
Yellow line	Gas
Purple line	Electric
Orange line	Water
Light Blue	Proposed Watermain
Light Red	Proposed Sanitary Sewer
Light Green	Proposed Storm Sewer
Light Yellow	Proposed Gas
Light Purple	Proposed Electric
Light Orange	Proposed Water

Proposed Drainage Layout

Existing dry catch basins are to be replaced by 1000mm x 1000mm x 100mm catch basins. All catch basins shall be installed to the standards of the City of Toronto.

Refer to DWG 2011B02 for SuDS & Drainage details

FOUL DRAINAGE NOTES

1. All foul drainage shall be to the standards of the City of Toronto.
2. All foul drainage shall be to the standards of the City of Toronto.
3. All foul drainage shall be to the standards of the City of Toronto.
4. All foul drainage shall be to the standards of the City of Toronto.
5. All foul drainage shall be to the standards of the City of Toronto.
6. All foul drainage shall be to the standards of the City of Toronto.
7. All foul drainage shall be to the standards of the City of Toronto.
8. All foul drainage shall be to the standards of the City of Toronto.
9. All foul drainage shall be to the standards of the City of Toronto.
10. All foul drainage shall be to the standards of the City of Toronto.

Proposed Watermain Layout

Refer to DWG 2011B02 for Watermain Details

PROJECT
HAYDENS LANE

CLIENT
Levels, Sightlines, Drainage, Oppermann & Watermain GA's

DATE
Dec-21 RM

DESIGN NO.
A5

DATE
2018/01

STATUS
Shown

SCALE
1:100

PROJECT NO.
2018/01

PROJECT LOCATION
Haydens Lane, Toronto, Ontario

PROJECT DESCRIPTION
ROGER MULLARKEY & ASSOCIATES
Consulting Structural and Civil Engineers

Figure 7. Level, Sightlines, Drainage and Watermain GA's

Identification of Relevant European sites

The proposed works are not located within a European site. The European sites within 15 kilometres of the subject site are detailed in Table 1 and Figures 8 and 9. Their qualifying interests and the potential impact of the works on these qualifying interests are showcased in Table 2. Proximity to watercourses is seen in Figure 10.

As can be seen from Figure 10, on the eastern edge of the site there is a watercourse that feeds into the Griffeen Stream. As per the *Engineering Services Report*, it is proposed to discharge controlled storm water into the aforementioned watercourse. This forms an indirect pathway to European sites in the region in and around Dublin Bay, such as the South Dublin Bay and River Tolka Estuary SPA. However, given that this SPA is approximately 14.6 km away from the proposed development, no significant impact on the conservation objectives of these sites is foreseen. It would be expected that in the absence of mitigation any pollutants or silt produced in the proposed development will settle, disperse, or be diluted prior to reaching the marine environment 14.6 km from the development site. However, the proposed project must comply with Water Pollution Acts, but these measures would be deemed necessary for the protection of the Griffeen Stream but not designated sites. There is an indirect pathway via the foul wastewater networks. However, the foul will be connected to an existing public network which will be treated at Ringsend WWTP. There is no direct pathway from the proposed development site to European sites.

The proposed development site is located in brownfield site in a suburban environment. No European sites are deemed to be in the potential Zone of Influence (Zoi). However, following the precautionary principle, screening of all European sites within 15km and those with a direct/indirect pathway beyond 15km is carried out. There are no European sites with a direct pathway beyond 15km. As seen in Table 1 the only site within 15km with an indirect pathway is South Dublin Bay and River Tolka Estuary SPA at 14.6 km via the foul water drainage network to Ringsend Wastewater Treatment Plant. It would be expected that in the absence of any mitigation measures impacts from silt or accidental pollution from the proposed development would be negligible by the time it reaches the European sites in Dublin Bay, due to settlement, dilution and mixing. However, compliance with Water Pollution Acts will be required and any measures that would be introduced to comply with Water Pollution Acts Would not be necessary for the protection of European sites.

Table 1. Proximity to designated sites of conservation importance

European site	Distance	Pathway
Special Areas of Conservation		
Rye Water Valley/Carlton SAC	3.9 km	No
Glenasmole Valley SAC	10.1 km	No
Wicklow Mountains SAC	12 km	No
Special Protection Areas		
South Dublin Bay and River Tolka Estuary SPA	14.6 km	Indirect
Wicklow Mountains SPA	14.7 km	No

The initial screening of European sites within 15km, their features of interest and the Source/Pathway/Receptor links between the works and the European site, with the potential to result in adverse effects (without mitigation measures) on each European site and features of interest, are seen in Table 2.

The distance of 15km was selected due to the proximity of the proposed project to a watercourse. Watercourses, SPAs and SACs within 15km are shown in Figures 8-10.

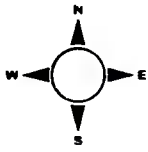
There is no direct or indirect hydrological pathway from the proposed development site to the European sites beyond 15km and no impact is foreseen on these sites.

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

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE0001398	Rye Water Valley/Carton 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 3.9 km from this SAC (Figure 8). 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>
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 10.1 km from the Glenasmole SAC (Figure 8). 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>
IE0002122	Wicklow Mountains SAC	OUT	<p>Conservation Objectives The maintenance of habitats and species within European 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>

NATURA Code	Name	Screened IN/OUT	Details/Reason
			<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 12 km from the Wicklow Mountains SAC (Figure 8). 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>
Special Protection Areas			
IE0004024	South Dublin Bay and River Tolka SPA	OUT	<p>Conservation Objectives The maintenance of habitats and species within European 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] 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 The proposed development site is located at a minimum distance of 14.6 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 9). There is no direct hydrological pathway from the proposed development to this SPA. However, there is an indirect pathway via the proposed foul and surface water network. Surface water will drain to an adjacent drainage ditch which will feed in to the River Liffey. Foul water will be transferred to Ringsed Wastewater Treatment Plant. Given the distance (14.6</p>

NATURA Code	Name	Screened IN/OUT	Details/Reason
			<p>km) from the development site to this SPA, in the absence of mitigation measures it is expected that any pollutants, dust or silt laden run off would be diluted and dispersed prior to reaching this SPA and having negligible effects on 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>
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 The proposed development site is located at a minimum distance of 14.7 km from the Wicklow Mountains SPA (Figure 9). 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>



Rogerstown Estuary SAC

Malahide Estuary SAC

Rye Water Valley/Garton SAC








South Dublin Bay SAC

Glenasmole Valley SAC

Wicklow Mountains SAC

Knocksink Wood SAC

Wicklow Mountains SAC

-  Site Outline
-  1 km
-  5 km
-  10 km
-  15 km
-  SAC_ITM_2022_02
-  WFD_RiverWaterbodiesActive_Cycle3

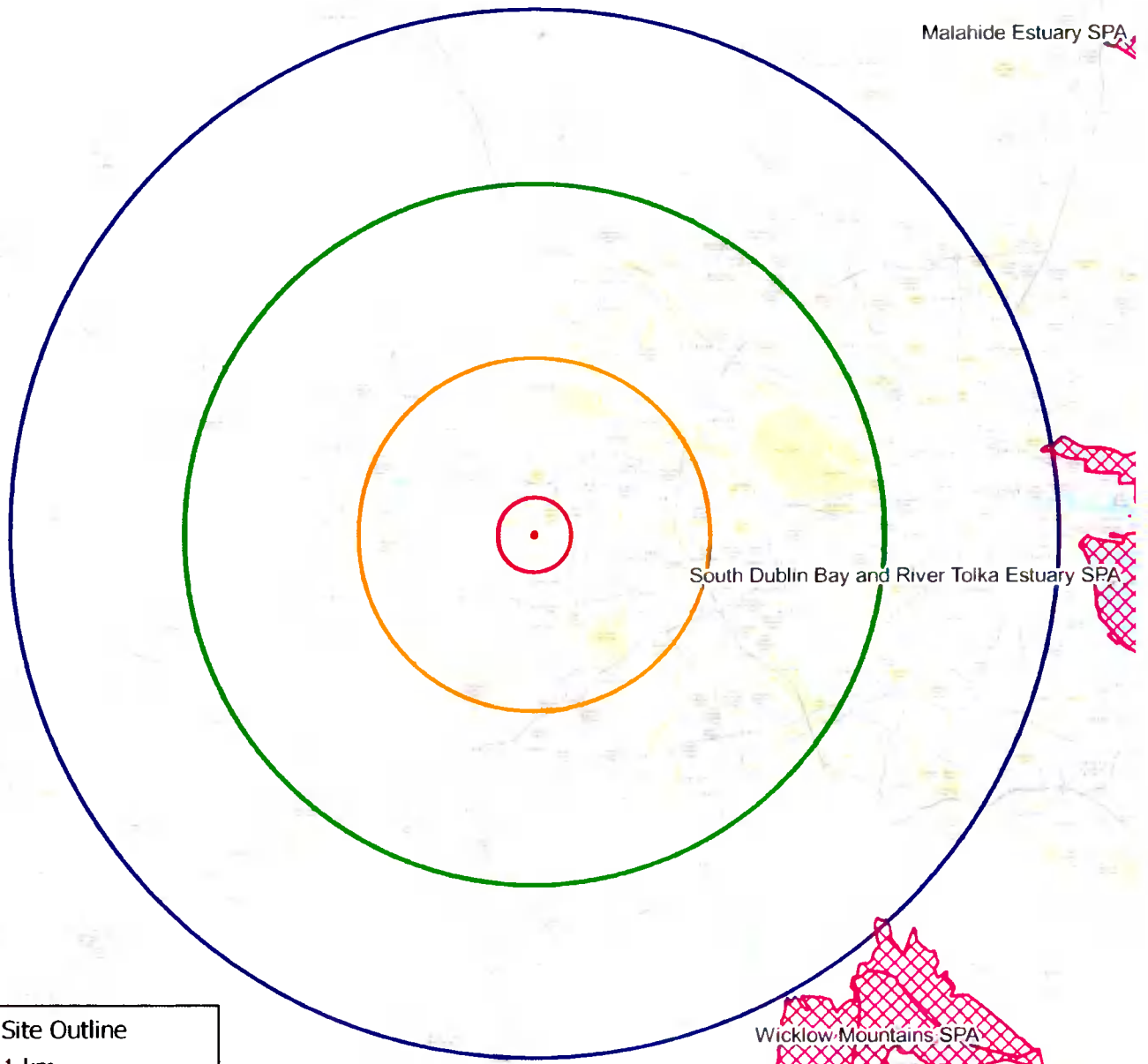
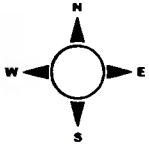
0 6 12 18 km







Project: Hayden's Lane
Location: Lucan, Co. Dublin
Date: 13th April 2022
Drawn By: Bryan Deegan (Altamar)

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Marine & Environmental Consultancy



Figure 8. Special Areas of Conservation located within 15km of the proposed development



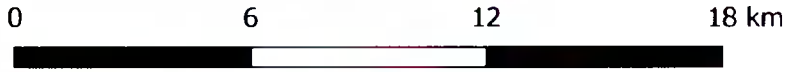
-  Site Outline
-  1 km
-  5 km
-  10 km
-  15 km
-  SPA_ITM_2019_12

Poulaphouca Reservoir SPA

Poulaphouca Reservoir SPA

Wicklow Mountains SPA

Wicklow Mountains SPA



Project: Hayden's Lane
Location: Lucan, Co. Dublin
Date: 13th April 2022
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ALTEMAR
Marine & Environmental Consultants

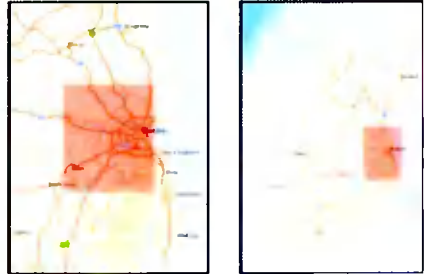


Figure 9. Special Protection Areas within 15km of the proposed development



Project: Hayden's Lane
 Location: Lucan, Co. Dublin
 Date: 13th April 2022
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 10. Waterbodies within 1km of the proposed development (EPA-WFD data)

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 European site. All foul wastewater from the site will enter a combined sewer which will undergo treatment at the Ringsend WWTP. All storm water will be directed to a nearby watercourse that feeds into the Griffeen Stream via the drainage ditch on site, which will have a hydrobrake and interception. In the absence of any mitigation any pollutants or silt created in the construction and operational phase will settle, be dispersed, or diluted to negligible levels prior to reaching European sites. As a result, there is no direct pathway from the proposed project to European sites. However, compliance with Water Pollution Acts will be required and any measures that would be introduced to comply with Water Pollution Acts would not be necessary for the protection of European sites. Construction or operational impacts from the proposed development will not have a significant effect on European sites.

In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject 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 Viewer' portal:

Planning Ref.	Address	Proposal
SD15A/0084/EP	'The Bungalow', Hayden's Lane, Lucan, Co. Dublin.	Demolition of an existing single storey house and garage (145.30sq.m) and the erection of 6 no. 2 storey houses with converted attics (140sq.m each) in 2 terraced blocks of 3 houses, with dormer windows to the front, 'Velux' windows to the rear and associated site development and drainage works including a new vehicular access for each house fronting onto the public roadway and new front boundary wall and brick piers.
SD15A/0301	Hayden's Lane, Lucan, Co. Dublin.	Demolition of existing 2 storey industrial/factory building (2,691sq.m) and construction of residential nursing home on lands at the former factory building, Hayden's Lane. The development will comprise 124 bedrooms (147 bed spaces) with associated ancillary/common facilities and office/administration areas. The new building will range in height from 1 storey to part 2 storey and part 3 storey. The development will also include car parking, site works, landscaping, retention of and modification to one existing access and removal of one secondary access plus boundary treatment, upgrade to footpath along Hayden's Lane.
SD14A/0271	Hayden's Lane, Lucan, Co. Dublin	Demolition of the two storey industrial/factory building (2,691sq.m) and the construction of a Residential Nursing Home; the development will comprise a 120 bedroom residential nursing home ranging in height from 1 storey to part 3 storey with associated ancillary/common facilities and office/administration areas; the development also provides for the utilisation of existing car parking and 1 existing vehicular access (and removal of existing second access), landscaping, boundary treatments, upgrades to existing footpath along Hayden's Lane and all associated site development and engineering works.
SD10A/0331/EP	Lucan Newlands Road, Dublin 22.	A lawn cemetery comprising 3,461 plots; a single storey management building (93sq.m.); a toilet building (23sq.m.); a storage building (68sq.m.); columbarium wall (2m in height); 40 car parking spaces (includes 3 disabled parking spaces); 1 new vehicular entrance off Lucan Newlands Road and vehicular pathways, realignment and partial culverting of underground drainage pipe to enhance the existing watercourse; provision of a water feature and contemplative area; landscaping works including boundary treatment; all other necessary site development, excavation works and associated development on site south of new Esker burial grounds close to Cherbury Park and abutting the N4 Lucan By-Pass and Vesey Park, Lucan.

Planning Ref.	Address	Proposal
SD15A/0028	Lock Road / Newcastle Road (R120), Finnstown, Lucan, Co. Dublin.	Demolition of the existing single storey gate lodge dwelling and the provision of 74 no. 2.5 storey residential units consisting of: 6 detached 4 bedroom units; 10 terraced 4 bedroom units and 58 semi-detached 4 bedroom units along with landscaping, boundary treatments, internal roads and footpaths and all associated engineering and site development works; vehicular and pedestrian access to the application site is to be from a new access from the adjoining Lock Road/Newcastle Road (R120) to the west, all on lands of approx. 2.47ha which are generally bound to the north by Elderberry, to the east by Finnsview, to the south by Finnsgreen and to the west by the Lock Road/Newcastle Road (R120).
SDZ20A/0021	In the townlands of Adamstown, Grange, Kishoge, Clonburriss Litte & Cappagh, Co. Dublin	10 year permission for roads and drainage infrastructure works as approved under the Clonburriss 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. 4.0km of a new road, known as Clonburriss 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 Clonburriss 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 Clonburriss Southern Link Street; provision of new junction with Hayden's Lane and Clonburriss 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 Clonburriss 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 Clonburriss Southern Link Street; construction of 2 local access roads, consisting of c. 110m long road extending north from Clonburriss 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

Planning Ref.	Address	Proposal
		<p>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 Clonburriss 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 Clonburriss Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburriss Strategic Development Zone Planning Scheme Area as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies the application</p>

In relation to Planning Ref. **SD15A/0028**, An Appropriate Assessment Screening was carried out by Downey Planning, the report states that: *'In any case, the proposed planning application has been formulated to ensure that uses, developments and effects arising from this development (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of the Natura 2000 sites considered.'*

Based on a review of the planning application viewer there are no developments of significance proposed in proximity of the proposed development. 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 European 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 developed environment 3.9 km from the nearest European site (Rye Water/Valley Carton SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on European sites. There is no direct hydrological pathway from the proposed development site to a European site. There is an indirect pathway to Ringsend WWTP. Foul wastewater from the development will be processed in the Ringsend Treatment works via a public sewage network. Another indirect pathway is for surface water via the onsite drainage ditch to the Griffeen Stream. This watercourse feeds into the River Liffey. However, given that the proposed development is located at least 14.6 km from a European site that could be impacted by this pathway, any pollutants or silt will settle, be dispersed, or diluted. It is concluded that this development will not

impact on the conservation objectives of qualifying interests of European sites. However, compliance with Water Pollution Acts will be required and any measures that would be introduced to comply with Water Pollution Acts Would not be necessary for the protection of European sites.

No European 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 European 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 European 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.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a proposed residential development at Hayden's Lane, Lucan, Co.Dublin.
Name and Location of European sites Within 15km	Rye Water Valley/Carton SAC Glenasmole Valley SAC Wicklow Mountains SAC South Dublin Bay and River Tolka Estuary SPA Wicklow Mountains SPA
Project Description	The proposed project consists of the: Construction of a residential development comprising 3 no. 2-5 storey blocks of 66 no. apartments (18 no. 1-bed, 45 no. 2-bed and 3 no. 3-bed) all with associated private balconies/terraces to the north/south/east/west elevations and all associated works.
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	None.
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No European sites are within the zone of influence of this development. There is no direct hydrological pathway to European 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 or biodiversity corridor link 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.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery. A site visit was carried out on the 23rd April to determine if the site contained possible threats to a 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 European 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 European 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_art6_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 Rye Water Valley/Carton SAC [001398]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
9. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. 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
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12. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 9.0. Department of Housing, Local Government and Heritage.