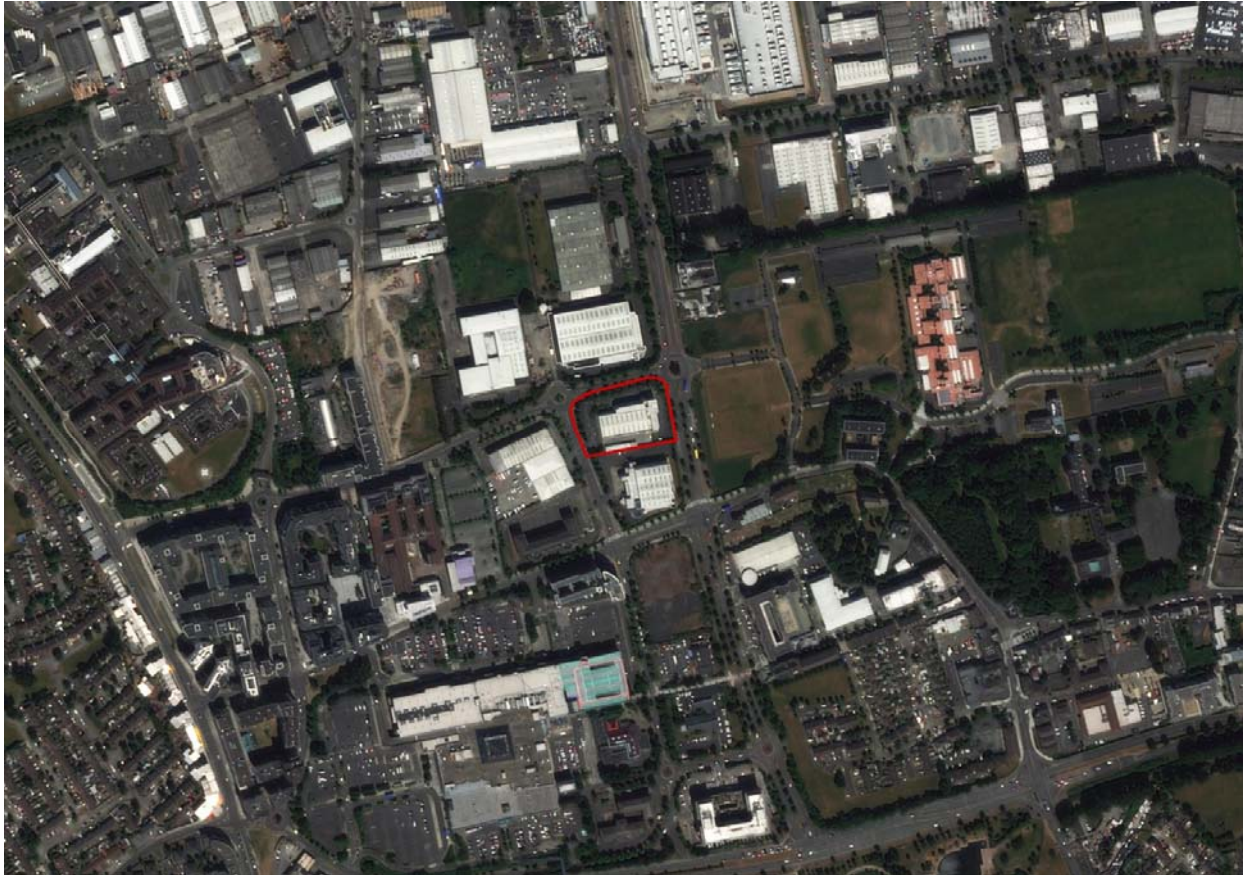


Appropriate Assessment Screening for the proposed SHD
planning application for a residential development at The
Arbours (former ABB site) on Belgard Road,
Tallaght, Dublin 24.



10th May 2022

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Landmarque Belgard Development Company

Document Control Sheet

Project	Appropriate Assessment Screening for the proposed SHD planning application for a residential development at The Arboury (former ABB site) on Belgard Road, Tallaght, Dublin 24		
Report	Appropriate Assessment Screening		
Date	10 th May 2022		
Version	Author	Reviewed	Date
Draft 01	Bryan Deegan		1 st April 2022
Planning	Bryan Deegan		10 th May 2022

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Landmarque Belgard Development Company. The proposed development involves the demolition of all existing structures on site and the construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys.

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 no likely 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, the managing director of Altemar, 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 is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. 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.

Methodology

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, 2021), 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 provision of Article 6 of the Habitats Directive 92/43/EEC (European Commission, 21 November 2018, OPR Practice Note PN01 Appropriate Assessment Screening for Development Management¹ and Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy.

In order to comply with the above Guidelines and legislation, the Appropriate Assessment Screening process must be structured as follows:

- Description of the proposed project or plan;
- Identification of European sites potentially affected;
- Identification and description of individual and 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.

¹ <https://www.opr.ie/wp-content/uploads/2021/03/9729-Office-of-the-Planning-Regulator-Appropriate-Assessment-Screening-booklet-15.pdf>

Stage 1 Screening Assessment

Management of the Site

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

Description of the Proposed Project

The site of c.0.898 ha is located at the former ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North and Belgard Square East to the west and Clarity House to the south.

The proposed development will consist of:

1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)
2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:
 - 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,
 - 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
 - Childcare facility (144 sq.m.),
 - 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level.
 - The overall development has a Gross Floor Area of 29,784 sq.m.
 - Two (2) podium residential courtyards and three (3) public accessible pocket parks, two (2) to the North & one (1) to the South.
 - Linear Park (as a provision of the Tallaght Town Centre LAP) providing safe public pedestrian and cycling access between Belgard Rd and Belgard Square East
3. Of the total 334 residential units proposed, unit types comprise:

Block A (Build-to-Rent)

- 91 no. 1 bed units
- 1 no. 2 bed 3 person units
- 26 no. 2 bed 4 person units

Blocks B & C

- 2 no. live-work studio units
- 102 no. 1-bed units
- 12 no. 2-bed 3 person units
- 88 no. 2-bed 4 person units including 5 no. duplex units
- 1 no. 2-bed 4 person live-work unit
- 11 no. 3-bed units

4. All associated works, plant, services, utilities, PV panels and site hoarding during construction

The proposed site outline, location, and site layout plan (basement, roof, and level 0) is seen in Figures 1-5.

Spatial Scope and Zone of Influence

As outlined in Office of the Planning Regulator (2021) *“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km).”*

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. The closest watercourse to the proposed development site is the Jobstown Stream which is part of the River Dodder catchment, located approximately 649 m to the south of the proposed development. Out of an abundance of caution it is considered that there is an indirect pathway to the River Dodder the this watercourse is within the potential Zone of Influence (ZOI). Drainage from the 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. The ZOI of the proposed project would be seen to be restricted to the site outline with potential for minor localised noise, dust, light impacts during construction, in addition to downstream effects on the Jobstown Stream via the indirect pathway from surface water. As a result, further information is provided in relation to the works on site, the proposed landscape design, the drainage strategy in addition to the flood risk assessment.

Landscape

A Landscape Design Statement was composed by Cameo & Partners. In relation to the landscape design and plan for the proposed project, the report states that:

'The emerging landscape positively responds to the Site's location through the creation of a series of connected public and raised amenity pocket parks and courtyards, and the strengthening of wider vistas to the Wicklow mountains to the south and into the permitted.'

It strengthens green infrastructure through the introduction of the new green lane and the strong north south linkages.

It provides improved access for the local and emerging community -provides defensible space between the communal courtyards and the adjacent private frontages.

It provides spaces for new planting tube accommodated and to provide strong tree planting to the street frontage.'

Furthermore, the report states that:

'As part of the communal amenity space provision, there are three proposed designated terraces for the residents Some of the rooftops will be designated to biodiversity enhancements and as part of the SUD's strategy and PV provision.

As part of all the amenity terrace design, screen planting will be introduced to help alleviate the wind mitigation at this height. Typical species will be Pennisetum alopecuroides. 'Hameln', Fagus sylvatica hedge, Dryopteris wallichiana, Stipa tennussima and Hakonechloa macra.'

The report also states that: *'A variety of trees have been selected to enhance the characteristics of the scheme. The following page illustrate these in more detail with key species. A total of 86 no. large multi-stem and large shrubs are proposed across the development overall.'*

In relation to the biodiversity enhancement proposed by the Landscape Design Statement, the report states that: *'The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of the new residents and local biodiversity. Some of these are:*

- *Rain garden*
- *Green roofs*
- *Native Planting*
- *Habitat creation for Wildlife*

Other enhancements that may also be adopted to maximise the opportunities for the inclusion of biodiversity are listed below. These are aimed at meeting local biodiversity targets and will be considered upon guidance from the Ecology Officer.

BAT BOXES

The inclusion of bat boxes can help provide roosts for a variety of species. These boxes can be fabricated from a range of materials and positioned against building facades, fences and amongst tree planting. Coordination with an ecologist will be required.

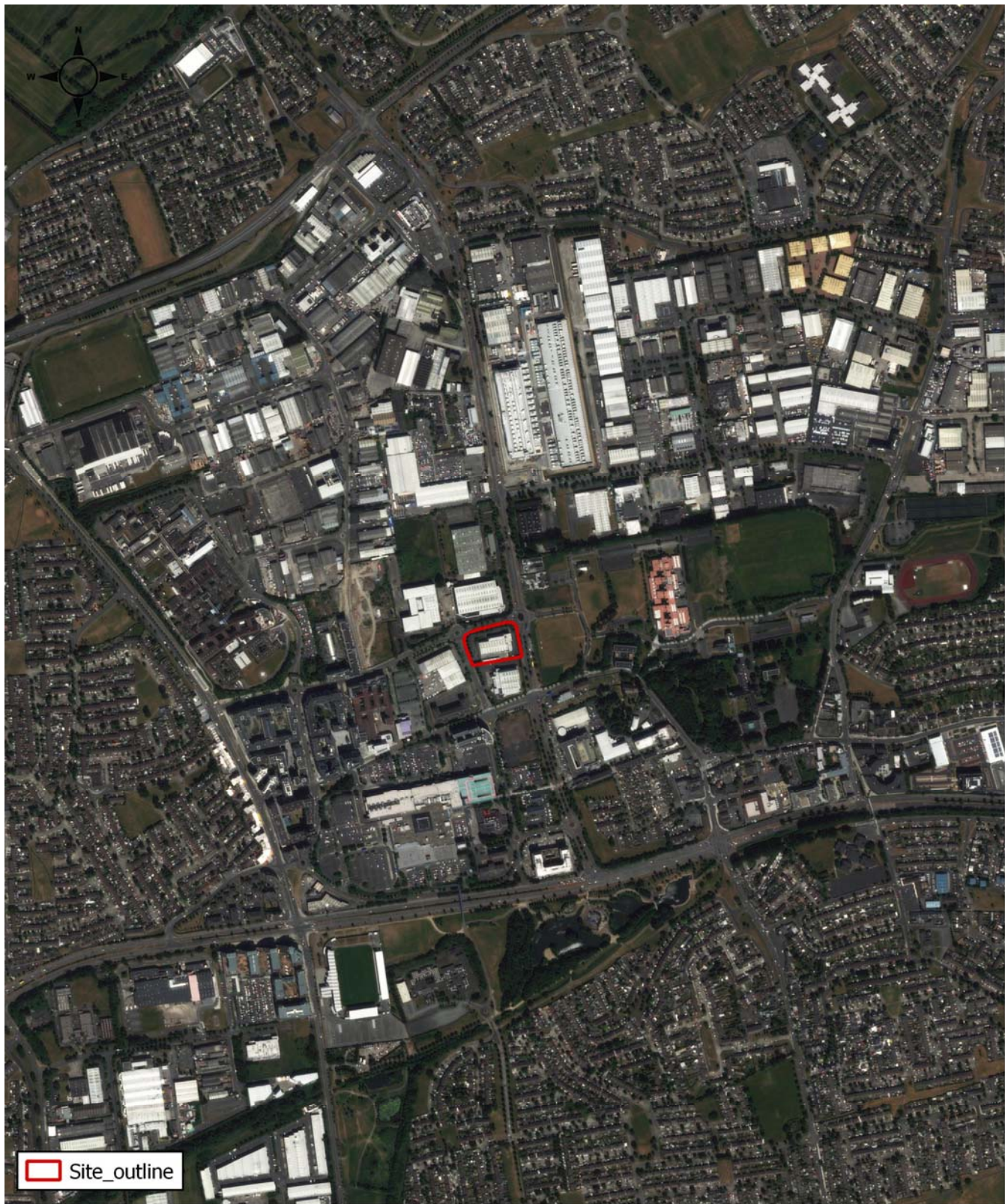
INSECT HOTELS

Insect hotels may be positioned in a couple of locations across the scheme providing the perfect habitat for invertebrates such as bees and butterflies. The inclusion of these types of habitat will help cross pollination of the planting, help sustain other wildlife and provide an interesting educational tool too. The design, scale and location to be developed in collaboration with an ecologist to maximise the benefits associated with this habitat type.

BIRD BOXES

Bird boxes provide a low tech and effective way to encourage wildlife into the scheme. Positioned on buildings and within trees these simple habitats provide visual interest and can echo the architectural styles seen throughout the development. Here it is suggested that these are incorporated into language of the play area on totems.'

The proposed landscape general arrangements plan for the Ground Floor is seen in Figure 6.



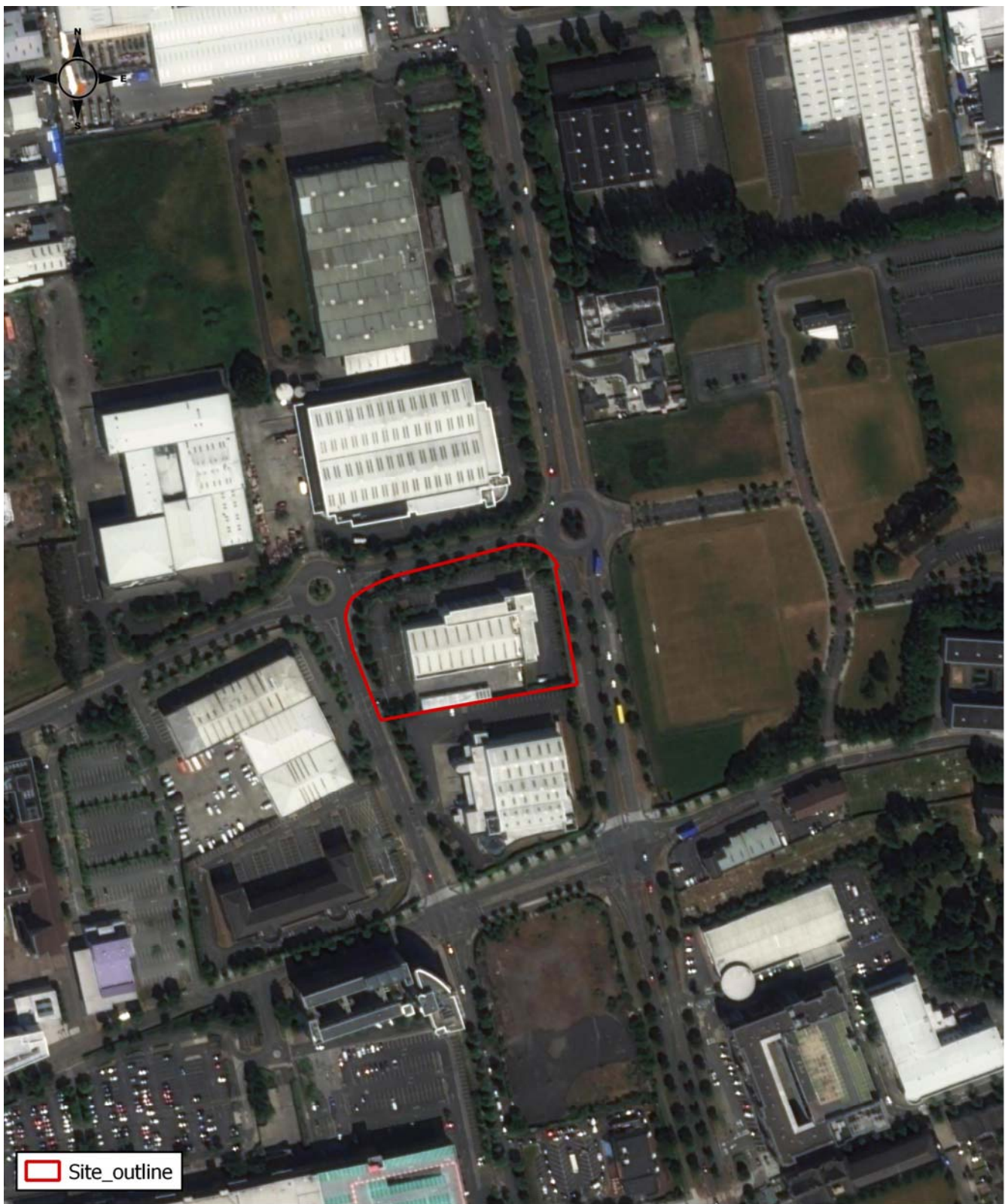
0 0.3 0.6 0.9 1.2 km

Project: Belgard Road
 Location: Talaght, Dublin 24, Co. Dublin
 Date: 20th February 2022
 Drawn By: Bryan Deegan (Altamar)

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 Marine & Environmental Consultancy



Figure 1. Site Context Map



0 0.09 0.18 0.27 km

Project: Belgard Road
 Location: Talaght, Dublin 24, Co. Dublin
 Date: 20th February 2022
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 2. Subject site (outline in red)

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LEGEND

- 1 Bed 2 People
- 2 Bed 3 People
- 3 Bed 4 People
- 2 Bed Duplex
- Studio - Work Unit
- 2 Bed - Work Unit
- Commercial
- Amenity
- Bike parking
- Car parking
- Bin storage
- District Heating Plant Room
- Incoming Telsco's Room
- Service/Filter
- Circulation

REV	DATE	SIGNED	NOTES
001	10/09/20	AS	Issue for information
002	10/09/20	AS	Issue for information
003	10/09/20	AS	Issue for information
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Project Name: SHD Application
 Client: Landmarque Property Group Ltd
 Project: Belgard Rd, Tallaght
 Drawing Title: PLAN - LEVEL 00
 Issue: AB SOD As indicated 10/09/20
 Paper No: 19-150 Drawing No: 2100
 Drawing Date: 10/09/20
 PE 19150-CWD-ZZ-06-06-A-2100
 Scale: 1:200
 Subdrawing Code: P022



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Figure 3. Site layout plan (Level 0)

1:200

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 NOTES:

LEGEND	
[Light Blue]	1 Bed 2 People
[Light Green]	2 Bed 3 People
[Light Purple]	2 Bed 4 People
[Light Yellow]	3 Bed 5 People
[Light Orange]	2 Bed Duplex
[Light Cyan]	Studio - Work Unit
[Light Red]	2 Bed - Work Unit
[Light Grey]	Commercial
[Light Brown]	Amenity
[Light Blue-Gray]	Bike parking
[Light Green-Gray]	Car parking
[Light Yellow-Gray]	Bin storage
[Light Purple-Gray]	District Heating Plant Room
[Light Blue-Gray]	Incoming Telco's Room
[Light Red-Gray]	Service/Riser
[Light Yellow-Gray]	Circulation



REV	DATE	SIGNATURE	NOTES
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P100	20/06/2021	[Signature]	Issue for information

Project Stage: SHD Application
 Client: Landmarque Property Group Ltd
 Project: Belgard Rd, Tallaght
 Drawing Title: PLAN - LEVEL B1
 Drawn: AB, Checked: SOD, Scale @ A1: As indicated, Date: 01/06/21
 Drawing No: 19-150, Revision No: 2099
 Drawing BIM Name: PE19150-CWO-ZZ-B1-0A-A-2099
 COE Area: [Blank], Subcategory Code: [Blank], BIM Number: P015

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Figure 4. Site layout plan (Basement level)

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 All construction must suit the site and be responsible for checking all settings, cut dimensions and making the provision of any discrepancies prior to any manufacture or construction work.

LEGEND

- 1 Bed 2 People
- 2 Bed 3 People
- 2 Bed 4 People
- 3 Bed 5 People
- 2 Bed Duplex
- Suited - Work Unit
- 7 Bed - Work Unit
- Commercial
- Amenity
- Bike parking
- Car parking
- Bin storage
- District Heating Plant Room
- Incoming Telco's Room
- Service/Riser
- Circulation

REV	DATE	ISSUED	NOTES
P014	06/02/22	SOD	Revised for Information
P013	04/04/22	SOD	Revised for Information
P012	04/04/22	SOD	Revised for Information
P011	04/04/22	SOD	Revised for Information
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P003	04/04/22	SOD	Revised for Information
P002	04/04/22	SOD	Revised for Information
P001	04/04/22	SOD	Revised for Information

Project Stage
SHD Application

Client
Landmarque Property Group Ltd

Project
Belgard Rd, Tallaght

Drawing Title
PLAN - ROOF

Drawn DF	Checked SOD	Scale @ A1 As indicated	Date 03/02/21
Drawing No. 19-150		Drawing No. 2113	

Drawing BIM Name
 PE19150-CWD-ZZ-13-06-A-2113

CDE Area	Industry Code	SIR Number
		P014

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13 - Level 13
 1:200

Figure 5. Site layout plan (Roof level)



Figure 6. Landscape General Arrangements Plan – Ground Floor

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Project: The Arbory, Belgard Road, Tallaght, for Landmarque Property Group Ltd

 Date: 12/02/2021

 Drawing No: C0118 L 1000

 Checked By: MM

 Drawn By: SB

 Scale: As Shown

 Project of record: PLANNING

 Drawing No: C0118 L 1000

 Drawing Date: 12/02/2021

Scale: 1:200

 North Arrow

Scale: 0 2 4 6 8 10 12 14 16 18 20

 1:200

Drawing Title: Illustrative Landscape Plan - Ground Floor

Drainage

An Engineering Services Report was composed by CS Consulting Group. The report assesses the proposed development in the context of the existing and proposed foul and surface water drainage systems.

Foul Water Drainage

In relation to the existing foul water drainage, the report states that: ‘

Further to a review of the Irish Water drainage records for the area suggests that there is an existing 225mm diameter gravity foul sewer traversing the Belgard Square Road, flowing down the Belgard Square East Road (towards the N81). See Appendix A for Irish Water drainage records. The proposed development shall be serviced by a new drainage system with separate sewers and manholes for both foul and storm water within the sites boundary. The proposed foul network has been designed in accordance with Irish Water Codes of Practice for Waste Water, the Building Regulations & the Regional Code of Practice for Drainage Works, Version 6.’

In relation to the proposed foul water drainage, the report states that: ‘*All foul effluent generated from the proposed development shall be collected in 150mm diameter pipe, provision for a pumping station should be made subject to a survey of the existing levels to ensure a new connection to the existing 225mm diameter foul sewer running adjacent to the Belgard Square East Road can be made.*

The drainage network for the development shall be in accordance with Part H of the Building Regulations and to the requirements and specifications of Irish Water.

A Pre-Connection Enquiry for 389 Residential Units and 1,500m² of Retail Units (over and above what is proposed by the development) was submitted to Irish Water on the 24/08/2020 for a 150mm diameter water connection and the Client has received a response which requires further discussion with Irish Water prior to lodgement of the Stage 3 SHD application documentation. It is to be noted that these figures applied as part of the pre-connection enquiry are more than the 334 units now currently proposed. The confirmation of feasibility letter was issued by Irish Water after an extensive period of modelling on the capacity of their network in the area..’

The foul water discharge from the site will then be treated at Ringsend Wastewater Treatment Plant (WwTP).

Surface Water Drainage

In relation to the existing surface water drainage, the report states that: ‘*Following receipt of the drainage records (see Appendix A) there is an existing 225mm stormwater line running along the eastern boundary of the development site on Belgard Road. There is also a stormwater line running along the northern and western boundaries of the site, the diameter of which is unknown.*

In relation to the proposed surface water drainage, the report states that: ‘*In accordance with the requirements of SDCC Drainage Division, all new developments are to incorporate the principles of Sustainable Urban Drainage Systems, (SuDS). The SuDS principles require a two-fold approach to address storm water management on new developments. The first aspect is to reduce any post development run-off to predevelopment discharge rates. The development is to retain storm water volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1 in 100-year storm event increased for predicted climate change factors. To ensure an accurate calculation of the required attenuation for the site Met Eireann was contacted to provide:*

a) The SAAR (Standard Annual Average Rainfall) for the area: 825mm

b) The sliding duration table for the site indicating the 1:100-year rainwater intensities to be used.

Based on the above criteria, the development shall require 1139 m³, this is based on effective permeable area of 0.813 has, soil type 2, and a SAAR of 825mm. The site area is 0.898ha. GDSDS recommend maximum Qbar of 2l/s/ha (subject to a minimum of 2l/s for operation/maintenance reasons. Therefore, the total outflow is limited to 2l/s for the development. See calculations in Appendix C The restricted flow from the development site shall then discharge to the existing 225mm stormwater network along the eastern boundary. The last public manhole and network to the existing boundary sewer is to be constructed in accordance with the Local Authority’s requirements.

The second aspect is the policy of the Local Authority is to include Sustainable Urban Drainage Systems, SuDS, for all new applications, as such a range of SuDS devices are generally available but some not feasibility for smaller urban brownfield sites such as this such as below:

- *Green/Blue roofs – Green roofs are provided to all roof surfaces as highlighted on C+WOB Architects roof drawing (see figure below)*
- *Swales – due to the urban brownfield nature of the site, swales are not possible*
- *Filter Drains/Channel rills – due to the urban brownfield nature of the site, swales are not possible*
- *Infiltration systems – based on recent experience in the area, it is known that the ground is not conducive to surface water disposal via infiltration*
- *Rain Gardens – numerous landscaping soft features are proposed throughout the development at ground level and terraces; refer to CAMEO Landscaping layout drawings*
- *Permeable Paving/Asphalt – The full site coverage of the podium structure, coupled with other soft landscaping areas makes permeable paving not possible*
- *Tree pits – numerous landscaping soft features are proposed throughout the development at ground level and terraces; refer to CAMEO Landscaping layout drawings*
- *Rainwater harvesting – rainwater harvesting is not proposed for the development.'*

The proposed drainage layout is demonstrated in Figure 7.

Flood Risk Assessment

A Flood Risk Assessment was composed by CS Consulting Group. In conclusion, the report states that:

- *The site is in Flood Zone C and therefore no justification test is required.*
- *There is no river that runs through, or adjacent to the site.*
- *A review of the Office of Public Works flood maps database shows no flooding on the applicant site, with the nearest flooding being TUD, Tallaght Campus, and south of the N81.*
- *Predicted flood mapping for pluvial/tidal flood events shall not affect the subject lands.*
- *The proposed development shall have a storm water attenuation system to address a 1 in 100 -year storm events, increased for predicted climate change values. This shall significantly reduce the volume of storm water leaving the site during storms events which in turn shall have the effect of reducing the pressure on the existing public drainage system.'*



Figure 7. Proposed drainage layout

Identification of Relevant European Sites

The proposed works are not within a European site. The European sites within 15km are seen in Figures 8 & 9 and Table 2. The 15km distance has been used as a guide for assessment but, any European sites beyond that which have the potential to be significantly affected have also been assessed. Watercourses and potential pathways to European sites are seen in Figures 10-14. The features of interest of European sites and the potential impact of the works on the features of interest, are seen in Tables 3 and 4. Following the precautionary principle screening of all European sites within 15km (Tables 3 and 4) is carried out. Due to dilution and mixing within the freshwater and marine environments it is considered that there is no direct or indirect pathway to European sites beyond 15km.

The proposed development site is located in a built up, urban area. The closest watercourse to the development is the Jobstown Stream within the River Dodder catchment, which is located approximately 689 m south of the proposed development. Given the significant terrestrial buffer between the watercourses, it is not likely that any dust from the construction or operation of the development will enter the watercourses. Surface water from the proposed development site shall discharge to the existing 225 mm stormwater network along the eastern boundary, before it is discharged to the Jobstown Stream which leads to the River Dodder. The River Dodder ultimately outfalls to the River Liffey and marine environment at Dublin Bay, which is hydrologically connected to the South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA. There is an indirect pathway from the proposed development to these designated European sites. In addition foul water from the proposed development will be collected in the public foul water network. The foul water from the site will then be pumped to Ringsend WwTP where it will be treated and discharged to the Liffey Estuary Lower². There is, therefore, also an indirect pathway for foul water from the proposed development to the designated European sites at Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA).

Table 2. Proximity to designated sites of conservation importance

Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE0000210	South Dublin Bay SAC	11.2 km	No
IE0000206	North Dublin Bay SAC	14.6 km	No
IE0001209	Glenasmole Valley SAC	3.6 km	No
IE0002122	Wicklow Mountains SAC	5.8 km	No
IE0001398	Rye Water Valley/Carton SAC	11.3 km	No
IE0000725	Knocksink Wood SAC	13.4 km	No
IE0000397	Red Bog, Kildare SAC	14.9 km	No
Special Protected Areas			
IE0004024	South Dublin Bay and River Tolka Estuary SPA	11.3 km	No
IE0004006	North Bull Island SPA	14.6 km	No
IE0004040	Wicklow Mountains SPA	7.3 km	No
IE0004063	Poulaphouca Reservoir SPA	14.3 km	No

The initial screening of European sites within 15km of the subject site, their features of interest and the Source/Pathway/Receptor links between the works and the European site, with the potential to result in likely significant effects (without mitigation measures) on each European site and features of interest, are seen in Tables 3 and 4.

² [090151b28066d5e3.pdf \(epa.ie\)](#)

Table 3. Screening IN of European sites within 15km and European sites within 15km with hydrological connection to the proposed development

European Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE0000210	South Dublin Bay SAC	IN	<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>Features of Interest 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 11.2 km from the South Dublin Bay SAC (Figure 8).</p> <p>There is an indirect hydrological pathway from the site to this SAC via the public surface water network to the Jobstown Stream, River Dodder and the marine environment. Surface water from the site will discharge to the Jobstown Stream/River Dodder and ultimately the marine environment at Dublin Bay. In the absence of mitigation measures, it is considered significant effects on the conservation objectives of this SAC are likely.</p> <p>There is an indirect hydrological connection to this SAC via foul wastewater drainage. Foul water from the proposed development will be discharged via a new connection to the existing foul sewer running adjacent to the Belgard Square East Road. However, given the distance (11.2 km) via the indirect pathway and that the foul water will be treated under licence before being discharged to the Liffey Estuary at Ringsend, any silt laden run off, pollutants or dust would be diluted or dispersed and will not result in significant effects on this SAC.</p> <p>A Natura Impact Statement is required for this site.</p>
IE0000206	North Dublin Bay SAC	IN	<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>Features of Interest 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]</p>

European Code	Name	Screened IN/OUT	Details/Reason
			<p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] <i>Petalophyllum ralfsii</i> (Petalwort) [1395]</p> <p>Potential Impact The proposed development is located 14.6 km from the North Dublin Bay SAC (Figure 8).</p> <p>There is an indirect hydrological pathway from the site to this SAC via the public surface water network to the Jobstown Stream/River Dodder. Surface water from the site will discharge to the Jobstown Stream/River Dodder and ultimately the marine environment at Dublin Bay. In the absence of mitigation measures, it is considered significant effects on the conservation objectives of this SAC are likely.</p> <p>There is an indirect hydrological connection to this SAC via foul wastewater drainage. Foul water from the proposed development will be discharged via a new connection to the existing foul sewer running adjacent to the Belgard Square East Road. However, given the distance (14.6 km) via the indirect pathway and that the foul water will be treated under licence before being discharged to the Liffey Estuary, any silt laden run off, pollutants or dust would be diluted or dispersed and will not result in significant effects on this SAC.</p> <p>A Natura Impact Statement is required for this site.</p>
Special Protected Areas			
IE0004024	South Dublin Bay and River Tolka Estuary SPA	IN	<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>Features of Interest 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>

European Code	Name	Screened IN/OUT	Details/Reason
			<p>The proposed development is located 11.3 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 9).</p> <p>Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. As seen in Figure 2, the site consists of built land and would not be a habitat that would form an ex-situ site for the qualifying interests of this SPA.</p> <p>There is an indirect hydrological pathway from the proposed development to this SPA via the public surface water network. Surface water from the site will discharge to the Jobstown Stream/ River Dodder and ultimately the marine environment at Dublin Bay. In the absence of mitigation measures, it is considered significant effects on the conservation objectives of this SPA are likely.</p> <p>There is an indirect hydrological connection to this SAC via foul wastewater drainage. Foul water from the proposed development will be discharged via a new connection to the existing foul sewer running adjacent to the Belgard Square East Road. However, given the distance (11.3 km) via the indirect pathway and that the foul water will be treated under licence before being discharged to the Liffey Estuary, any silt laden run off, pollutants or dust would be diluted or dispersed and will not result in significant effects on this SPA.</p> <p>A Natura Impact Statement is required for this site.</p>
IE0004006	North Bull Island SPA	IN	<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] 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>

European Code	Name	Screened IN/OUT	Details/Reason
			<p>Potential Impact</p> <p>The proposed development is located 14.6 km from North Bull Island SPA (Figure 9).</p> <p>Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. The site consists of built land and would not be a habitat that would form an ex-situ site for the qualifying interests of this SPA</p> <p>There is an indirect hydrological pathway from the proposed development to this SPA via the public surface water network. Surface water from the site will discharge to the Jobstown Stream/ River Dodder and ultimately the marine environment at Dublin Bay. . In the absence of mitigation measures, it is considered significant effects on the conservation objectives of this SPA are likely.</p> <p>There is an indirect hydrological connection to this SAC via foul wastewater drainage. Foul water from the proposed development will be discharged via a new connection to the existing foul sewer running adjacent to the Belgard Square East Road. However, given the distance (14.6 km) via the indirect pathway and that the foul water will be treated under licence before being discharged to the Liffey Estuary, any silt laden run off, pollutants or dust would be diluted or dispersed and will not result in significant effects on this SPA.</p> <p>A Natura Impact Statement is required for this site.</p>

Table 4. Screening OUT of European sites within 15km and European sites within 15km with potential hydrological connection to the proposed development

European Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE0001209	Glenasmole Valley SAC	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>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</p> <p>The proposed development is located 3.6 km from Glenasmole Valley SAC (Figure 8). No potential impact is foreseen. There is no</p>

European Code	Name	Screened IN/OUT	Details/Reason
			<p>direct or indirect hydrological or ecological pathway between the proposed development and the SAC. The construction and operation of the proposed development will not have a significant effect 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>Features of Interest 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] 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] <i>Lutra lutra</i> (Otter) [1355]</p> <p>Potential Impact The proposed development is located 5.8 km from the Wicklow Mountains SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological or ecological pathway between the proposed development and the SAC. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE0001398	Rye Water Valley/ Carton 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>Features of Interest Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]</p>

European Code	Name	Screened IN/OUT	Details/Reason
			<p><i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]</p> <p>Potential Impact The proposed development 11.3 km from Rye Water Valley/ Carton SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological or ecological pathway between the proposed development and the SAC. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE0000725	Knocksink Wood 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>Features of Interest 7220 Petrifying springs with tufa formation (Cratoneurion)* 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles 91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)*</p> <p>Potential Impact The proposed development is 13.4 km from Knocksink Wood SAC (Figure 8). There is no direct or indirect hydrological or ecological pathway between the proposed development and the SAC. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE0000397	Red Bog, Kildare 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>Features of Interest 7140 Transition mires and quaking bogs</p> <p>Potential Impact The proposed development is 14.9 km from the Red Bog, Kildare SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological or ecological pathway between the proposed development and the SAC. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
Special Protected Areas			
IE0004040	Wicklow Mountains SPA	OUT	Conservation Objectives

European Code	Name	Screened IN/OUT	Details/Reason
			<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p>Features of Interest A098 Merlin <i>Falco columbarius</i> A103 Peregrine <i>Falco peregrinus</i></p> <p>Potential Impact The proposed development is located 7.3 km from the Wicklow Mountains SPA (Figure 9). Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. The site consists of built land and would not be a habitat that would form an ex-situ site for the qualifying interests of this SPA. No potential impact is foreseen. There is no direct or indirect hydrological or ecological pathway between the proposed development and the SPA. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE0004063	Poulaphouca Reservoir 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>Features of Interest A043 Greylag Goose <i>Anser anser</i> A183 Lesser Black-backed Gull <i>Larus fuscus</i></p> <p>Potential Impact The potential development is located 14.3 km from Poulaphouca Reservoir SPA (Figure 9). Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. The site consists of built land and would not be a habitat that would form an ex-situ site for the qualifying interests of this SPA. No potential impact is foreseen. There is no direct or indirect hydrological or ecological pathway between the proposed development and the SPA. The construction and operation of the proposed development will not have a significant effect on the conservation interests of the site.</p> <p>No significant effects are likely.</p>

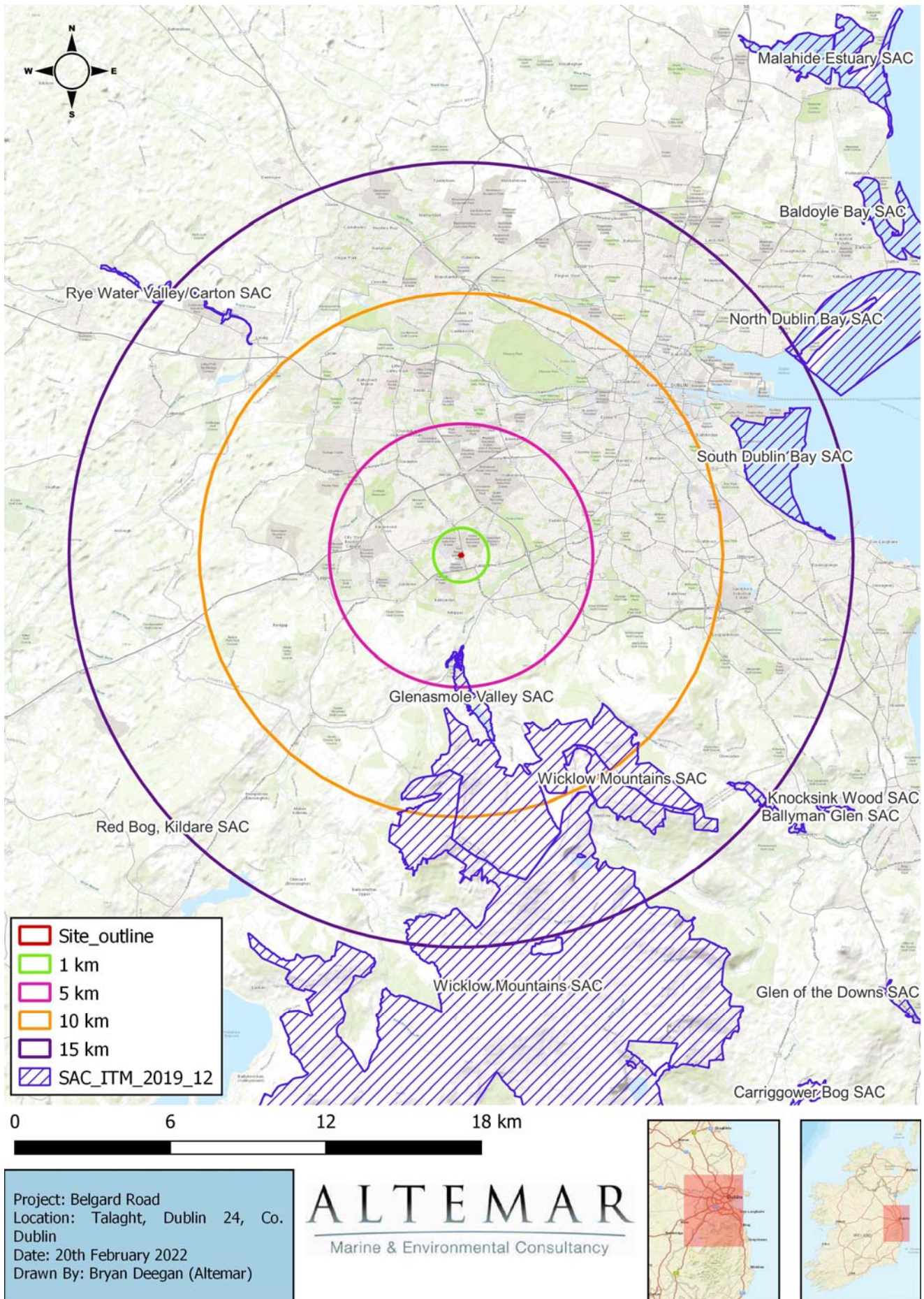


Figure 8. Special Areas of Conservation located within 15km of the proposed development

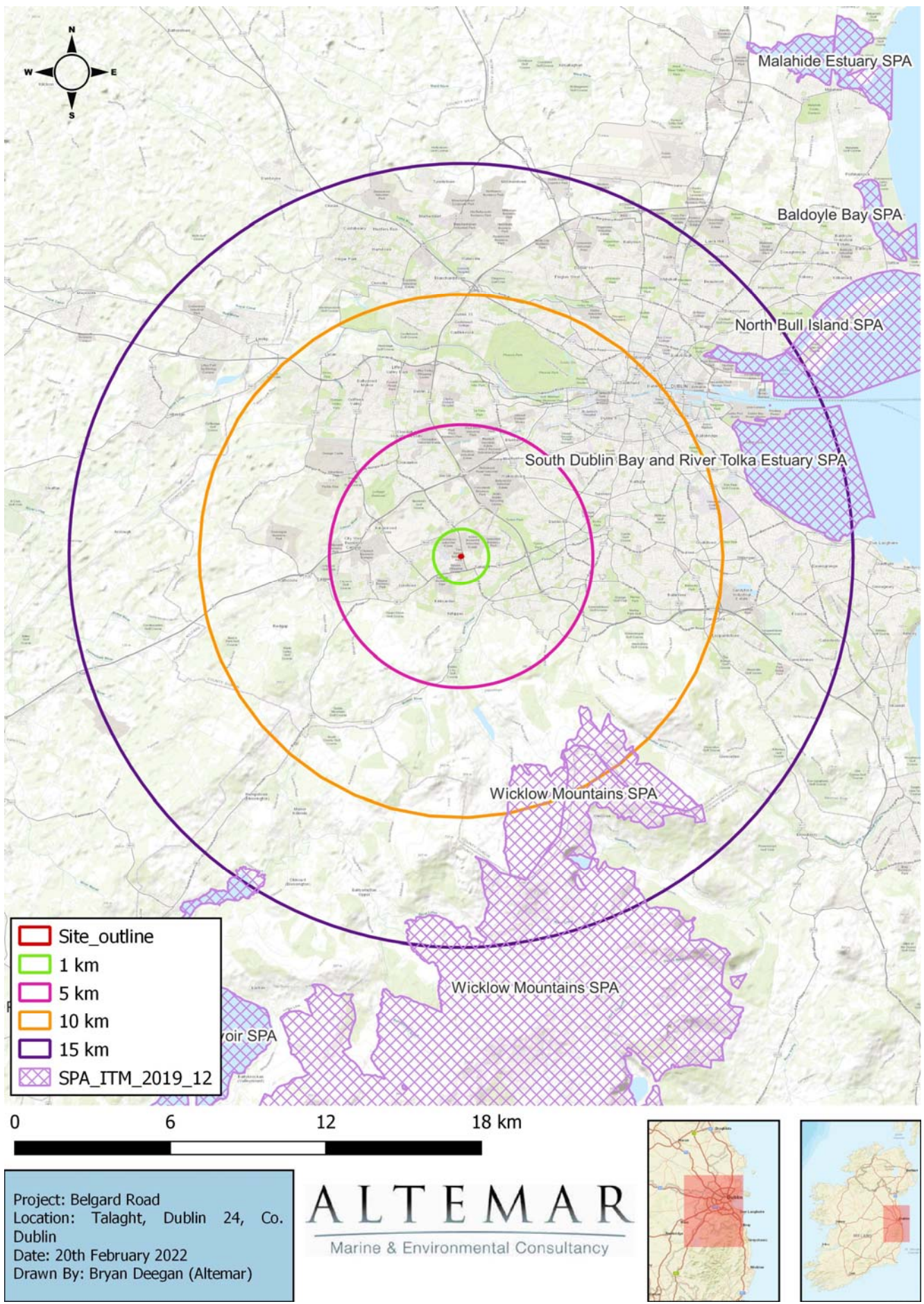
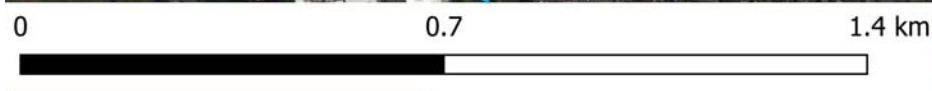


Figure 9. Special Protected Areas located within 15km of the proposed development



Project: Belgard Road
 Location: Talaght, Dublin 24, Co. Dublin
 Date: 20th February 2022
 Drawn By: Bryan Deegan (Altemar)

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Figure 10. Watercourses bordering the site boundary

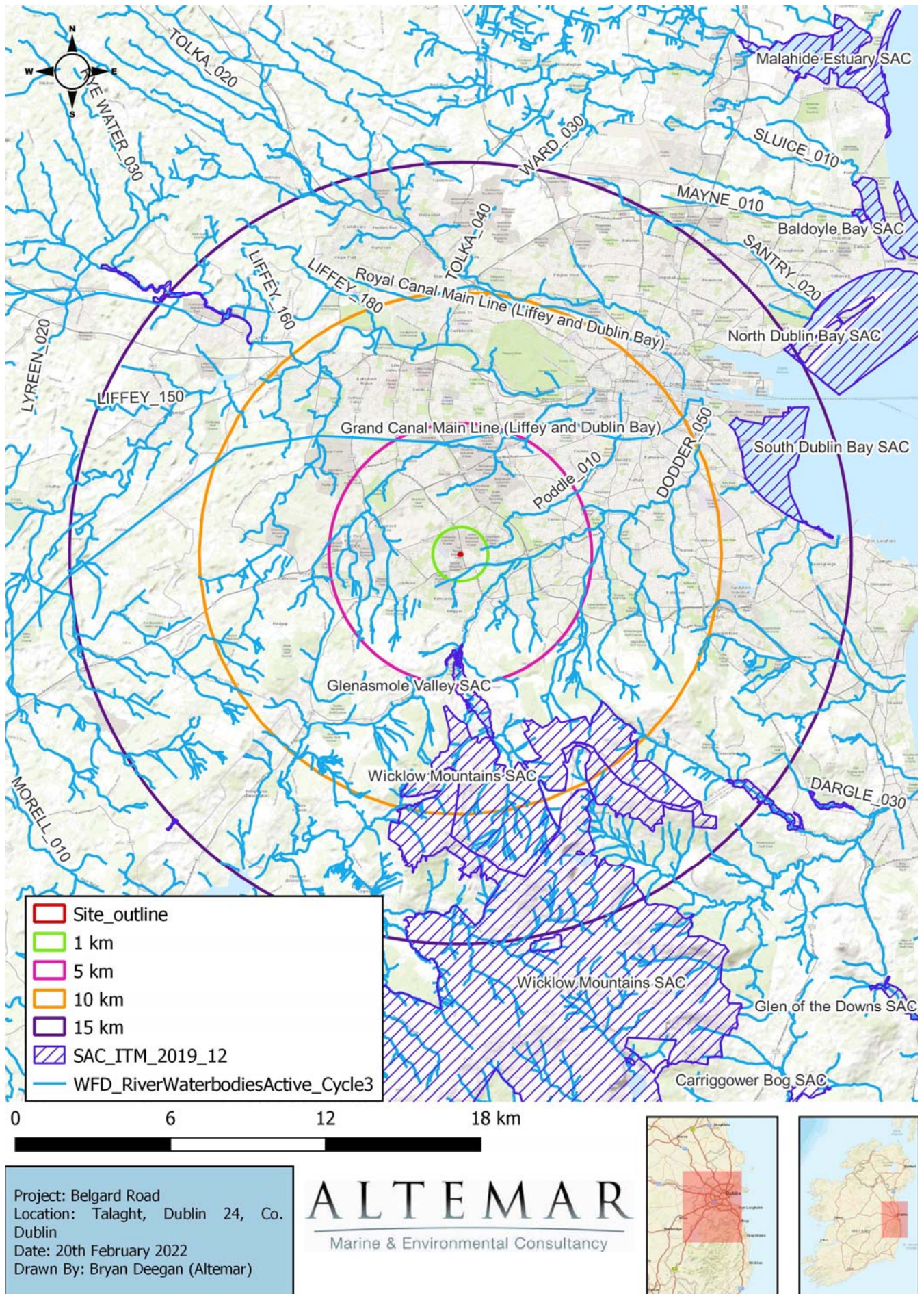


Figure 11. Watercourses and potential pathways to SACs within 15 km of the proposed development

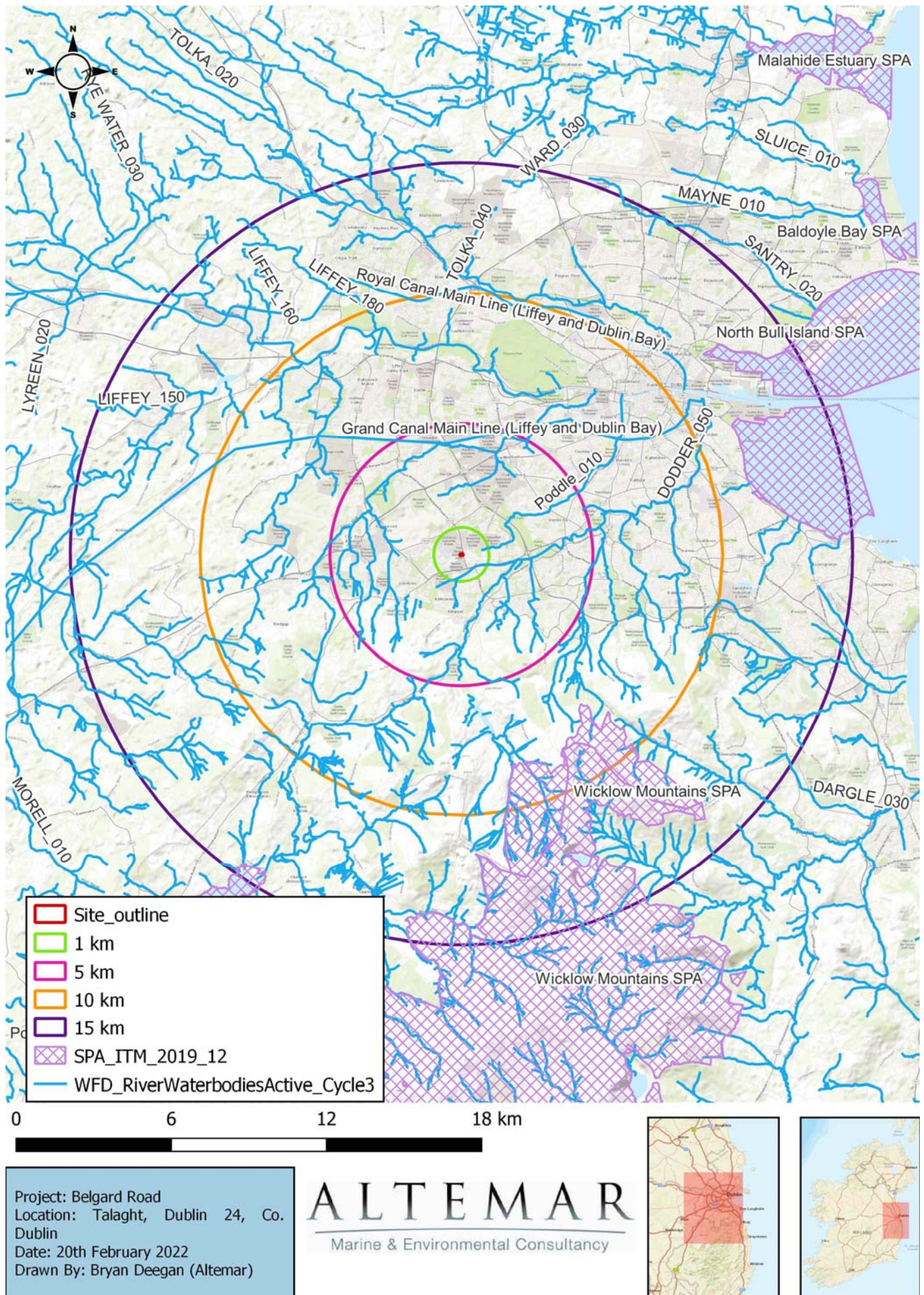


Figure 12. Watercourses and potential pathways to SPAs within 15 km of the proposed development

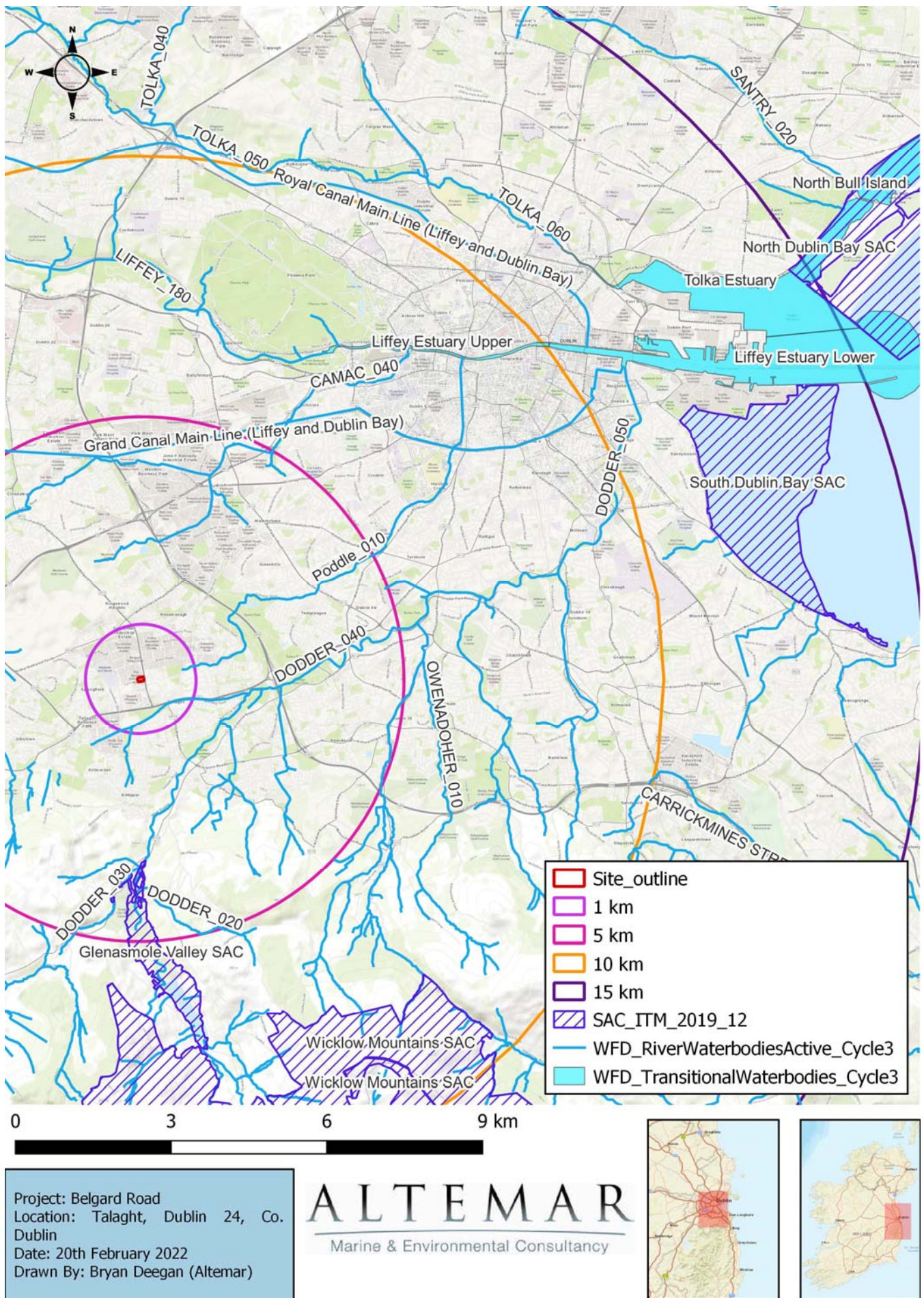
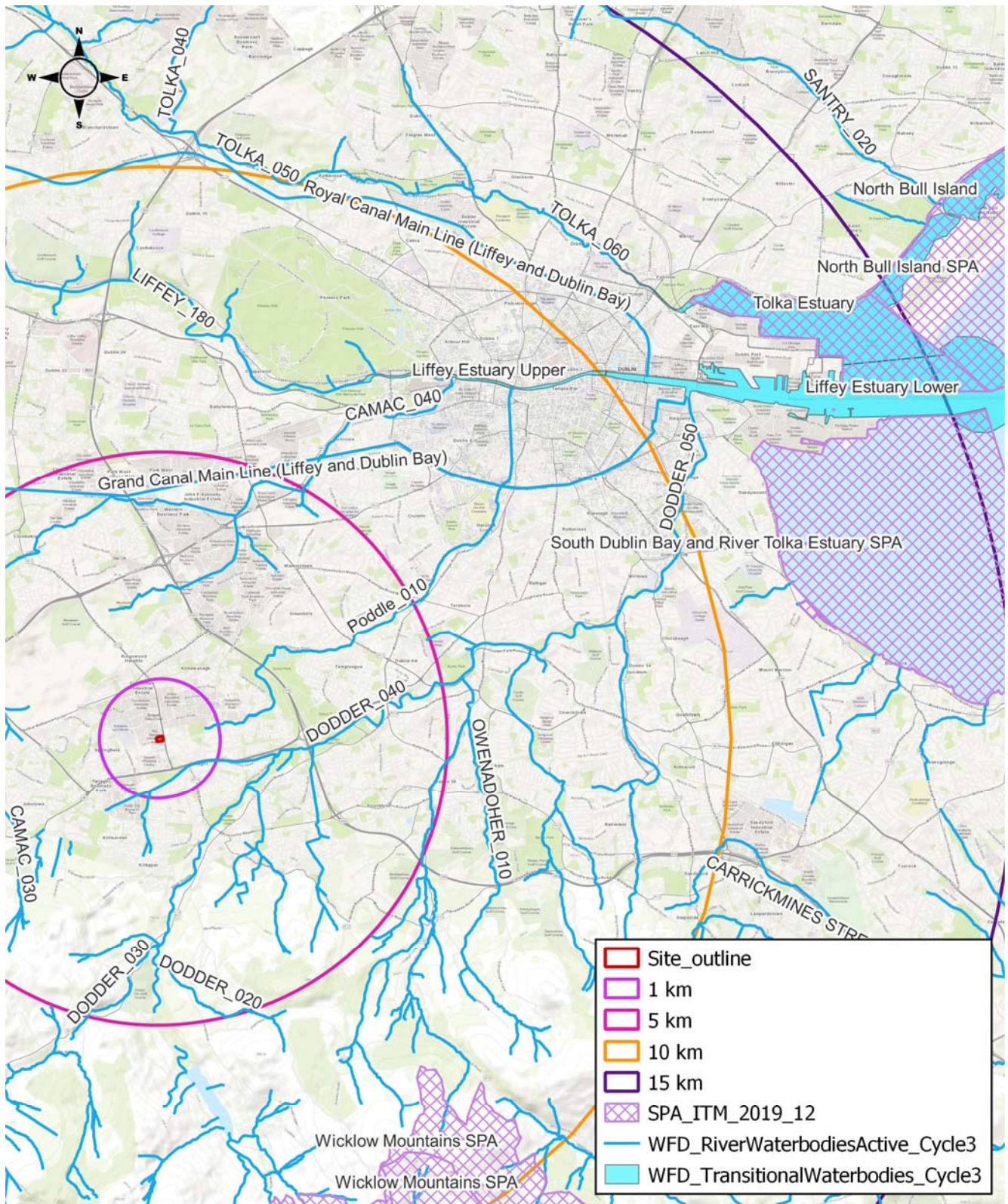


Figure 13. Watercourses and potential pathways to SACs via the River Dodder



Project: Belgard Road
 Location: Talaght, Dublin 24, Co. Dublin
 Date: 20th February 2022
 Drawn By: Bryan Deegan (Altemar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 14. Watercourses and potential pathways to SPAs via the River Dodder

In-Combination Effects

There are numerous development proposals located in the areas surrounding the subject site that have been granted permission. The following is a list of planning applications that were assessed:

Table 5. In-combination effects evaluated

Application Number	Development Description	Development Address	Decision	Grant Date
SD21A/0123	Sliding steel entrance gate to the main entrance; partial demolition of a section of existing boundary wall; construction of new site entrance piers and the extension of the existing perimeter railings to meet the new piers; 2 new bicycle shelters and all associated site development works.	Killakee House, Belgard Square, Tallaght, Dublin 24	GRANT PERMISSION	2022-01-17
SD21A/0104	Footbridge from car park of university campus to Airton Close.	TU Dublin, Tallaght & Airton Close, Tallaght, Dublin 24	GRANT PERMISSION	2022-01-14
SD21A/0174	Change of use of part of existing unit from industrial use for use as a restaurant facility with sit-down facility, cafe and deli with take away produce (teas, coffees, sandwiches etc) over two floors and all associated site works.	Unit 3, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2021-09-23
SHD3ABP-309916-21	Demolition of the existing industrial and commercial office buildings totalling c.4,628sqm; Construction of a Build-to-Rent Housing Development comprising 170 apartment units and crèche arranged in 2 blocks across 4-7 storeys over basement car park (total gross floor area c.13,880sq.m excluding basement)	Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24, D24 W2XA	GRANT PERMISSION	2021-09-21
SD21A/0134	Amendments to previously granted permission (SD20A/0017) comprising of alterations to façade; installation of roof lights and PV panels.	Unit 2, The Square Industrial Complex, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	2021-07-19
SD21A/0030	Demolition of existing fire damaged commercial unit and site clearance including all associated site works.	Unit 74, Cookstown Road, Cookstown Industrial Estate, Dublin 24	GRANT PERMISSION	2021-04-12
SD21A/0013	Installation and operation of a natural gas combined heat and power system and the associated infrastructure.	Land at Tallaght University Hospital, Tallaght, Dublin 24	GRANT PERMISSION	2021-03-21
SD21A/0014	Construction of a new two storey extension adjacent to the existing Pharmacy Department located on the east side of the campus to provide a new Aseptic Pharmacy Unit incorporating laboratory areas; support rooms and first floor plantroom; external stairway; new exit door from the Pharmacy corridor to the adjacent service yard; new exit door from the delivery bay area to the hospital delivery yard and associated site and landscaping works.	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2021-02-25
SHD3ABP-308398-20	(i) Demolition of the existing industrial buildings, (ii) construction of: (a) 252 'build-to-rent' apartments in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sq.m of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sq.m of external communal amenity space at first and second floor levels; and a 65sq.m external covered communal amenity area at first floor level.	Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24	GRANT PERMISSION	2021-01-28
SD20A/0050	Three storey apartment building containing six apartments with external terraces/private gardens (3 x two bed & 3 x three bed duplex) & one end of terrace two storey house (two bed), landscaping of site and play area, footpath, bin stores, eight car	Colberts Fort, Belgard Road, Tallaght, Dublin 24.	GRANT PERMISSION	2021-01-18

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	parking spaces, eighteen bicycle parking spaces and all associated site works.			
SD20A/0289	Alterations to existing external service area to the north eastern side of The Square Shopping Centre at the entrance to the existing service yard comprising of construction of an external plant area (c.135sq.m) enclosed by 2.4 metre high galvanised fencing to accommodate an Air Handling Unit (AHU) and a Chiller Unit ancillary to the shopping centre; new flat roof boiler room building (c.34sq.m gross floor area) within the proposed new enclosed plant enclosure; installation of a metal frame (2.4 metres wide x 1 metre high and located 2-3 metres above the ground supported by metal stilts) to facilitate the connection of the Air Handling Unit and Chiller within the plant area to the covered service yard area; replacement of mesh panels on existing wall on the western and northern side of the service yard with metal louvered panels; all associated site and development works.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2021-01-08
SD20A/0201	A telecommunications field technician apprenticeship training area, comprising of a compound, 35m by 25m enclosed by a 3m perimeter fence. The area will contain a number of street cabinets, underground access chambers, underground ducting, half height training poles and a storage unit.	Technological University Dublin, Old Blessington Road, Tallaght, Dublin 24, D24 FKT9	GRANT PERMISSION	2020-12-18
SD20A/0148	Retention for internal mezzanine storage area (132sq.m); single storey compressor room extension (12sq.m) to rear of existing building and single storey packaging shed extension (38sq.m) to side of existing building.	Unit 30, Second Avenue, Cookstown Industrial Estate, Dublin 24	GRANT PERMISSION FOR RETENTION	2020-08-16
SD20A/0145	Subdivision of the existing retail department store (Unit 116 - 5,396sq.m. - formerly Debenhams) to comprise 2 retail units - 116A (2,431sq.m) and 116B (2,270sq.m) and new service corridor (176sq.m) to the rear of the proposed unit 116B to provide access to the existing service yard; associated modifications including the removal of the existing mezzanine floor within Unit 116 (497sq.m); creation of new retail frontage within the internal mall and associated signage; revisions to existing retail Unit 117 (113sq.m) and 118 (102sq.m) to form a single amalgamated unit (169sq.m) and creation of additional mall floor space (47sq.m) arising from the unit reconfiguration; all associated site and development works including minor revisions to the layout of the existing service yard.	Units 116, 117 and 118, The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-08-12
SD20A/0088	Replacement of a portion of the facade; removal of escalators and infill of voids at first floor (ex. mezzanine 93.5sq.m and second floor (ex. food courts 64sq.m); change of use of the mezzanine floor of the previously approved and constructed retail known as C4 to a Primary Care Centre (Class 8); change of use for ground floor, first floor and second floor of the previously approved and constructed retail unit known as Food Court, to a Primary Care Centre (Class 8).	Russell Centre, Tallaght Cross West, Dublin 24	GRANT PERMISSION	2020-07-16
SD20A/0105	Revisions to previously permitted internal modifications as approved under Ref. SD18A/0399 resulting in the reductions in the kiosk zone at Level 2 only by 196sq.m (from 1073sq.m to 877sq.m) to accommodate a new partially enclosed restaurant/café unit (196sq.m) and associated setting; the new restaurant and seating area will correspond with the footprint of the existing Units 260/262 and 263 and will contain associated facilities including a kitchen, front and rear counters, condiment unit, dining tables, chairs, booths and benches; associated signage and development works.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-07-16

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SD19A/0394	Mixed use commercial extension (9,956sq.m gross floor space) to the southern side of The Square Shopping Centre and a new public plaza and all associated site and development works including new signage; Level 1 - no changes; Level 2 - removal of southern mall entrance lobby and construction of new extension to existing Level 2 mall to include 6 retail units (2,611sq.m), a food hall/market hall area for multiple restaurant/food and beverage type uses with associated seating areas (2,041sq.m), a restaurant/cafe unit (67sq.m) and associated ancillary accommodation and circulation (1,534sq.m) and plant rooms (176sq.m) and introduction of new internal service corridor; Level 2 extension is replacing surface parking spaces (140) to the south of the shopping centre and an existing parking area (34 spaces) to the east of the proposed extension is to be reconfigured; creation of Level 3 entrance and creation of new public plaza to replace roof car park (111 spaces) and the new outdoor public plaza (0.74ha) will be used for multi-purpose events, civic and recreational uses and retail and food and beverage concessions involving temporary moveable structures erected on a seasonal basis; the creation of the new Level 3 entrance involves replacement of existing retail unit at Level 3 (Unit 307A) with mall area to include flexible kiosk type retail concession areas; 2 buildings accommodating 9 restaurant/bar units (3,324sq.m) and ancillary accommodation (175sq.m) and associated outdoor seating areas in the new plaza on south facing terraces; Level 4 - ancillary accommodation and service areas (28sq.m) on roof of 2 restaurants buildings within provision for screened plant areas and solar panels; the proposed extension has a maximum building height of 18 metres above existing ground levels; the extension is to replace and supersede the Plot B development previously permitted under Reg. Ref. SD13A/0192 (Bod Ref. PL06S.243280) which included a gross floor space of 5,684sq.m; the permitted northern extension (Plot A) remains unchanged. Permission is sought to amend Condition 3(a) of the Reg. Ref. SD13A/0132 (Bord Ref. PL06S.243280) to facilitate the construction of the proposed southern extension prior to the permitted northern extension (Plot A) subject to a phasing programme to be agreed.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-06-17
SD20A/0010	Change of use from office to medical/dentist use with revisions to front elevation.	Unit 8, High Street, Tallaght, Dublin 24.	GRANT PERMISSION	2020-03-11
SD19A/0397	Change of use of existing open plan 997sq.m shell and core retail unit to the use as a spa/recreational facility to include swimming pool area; relaxation areas; treatment rooms; associated office/administration areas; changing facilities; internal dining/restaurant area; associated kitchen facilities; plant areas; associated ducting/extraction vents with associated elevational changes; connections to all services and site development works; new internal mezzanine floor to provide additional 602sq.m at new first floor level and on-street bicycle parking outside the building for 18 bicycles at the corner of Abberley Square and Abberley Square East.	Unit 11, Tallaght Retail Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-02-20
SHD3ABP-305763-19	Demolition of the existing industrial buildings on site (4,800sq.m) and the construction of 2 blocks comprising: 328 apartments (93 1-bed, 222 2-bed and 13 3-bed), ancillary residential support facilities and commercial floorspace measuring 31,147sq.m gross floor space above a single basement level measuring 5,861sq.m. Block A is a part-5 to part-7 storey (13,710sq.m) over basement block comprising 149 apartments with office space (222sq.m). Block B is a part-6 to part-9 storey (17,437sq.m) over basement block comprising 179 apartments, 2 double-height retail/commercial (Class 1/Class 2) units (354sq.m), a café/restaurant (313sq.m), a creche (360sq.m), internal residents amenity area (644sq.m) at	Site at the corner of Airton Road and Belgard Road, Tallaght, Dublin 24, D24 HD35	GRANT PERMISSION	2020-02-20

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	ground floor including reception (37.7sq.m), residents lounge (91.3sq.m), private dining area (52.6sq.m), co-working space (45.5sq.m), games room (47.3sq.m), gym (80sq.m) and communal lounge (220sq.m) at 6th floor level. The development also consists of the provision of a landscaped courtyard; public plaza at the corner of Airton and Belgard Road; pedestrian access from Airton Road to the Technological University campus; balconies; landscaped roof terrace at 6th floor level (7th Storey) of Block B (671sq.m); 184 car parking spaces at basement level including 14 club car spaces, 10 disabled parking spaces and 4 creche parking spaces; 727 basement and surface bicycle parking spaces; 4 motorbike parking spaces; bin storage; boundary treatments; green roofs; hard and soft landscaping; plant; lighting; Vodafone cabin sub-station; ESB sub-stations, switch rooms and generators; and all other associated site works above and below ground.			
SD19A/0390	Change of use from 2 existing office units to 2 two bedroom student accommodation units located at first floor level including minor internal modification works and retaining the existing entrances off the main courtyard.	17/18, Tramway Court, Old Blessington Road, Tallaght, Dublin 24	GRANT PERMISSION	2020-02-18
SD19A/0367	Demolition of existing commercial building (736sq.m) and construction of a single storey cafe/restaurant (79sq.m); single storey bicycle workshop building (32sq.m); improved public realm area to include seating; bicycle parking (60 spaces) and hard and soft landscaping and all associated site and development works.	An Post Building, The Square Shopping Centre, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	2020-01-27
SD19A/0299	(a) Partial change of use at ground floor from 324sq.m light industrial warehouse use to office & laboratory; (b) construction of a new internal first floor level, containing 120sq.m. office space; (c) 7 new windows at first floor level on the front elevation (east facade); (d) removal of existing roller shutter on the front elevation (east facade) and replacement with new door & glazing panel & new signage on the front elevation (east facade); (e) 3 new windows at ground floor level at side elevation (south facade); (f) new door at ground floor level at side elevation (south facade); (g) roller shutter door at rear elevation (west facade); (h) construction of new 13.8sq.m. external enclosed covered storage to rear elevation (west facade); (i) new door on the rear elevation (west facade) and all associated site works.	Unit 5, Airton Close, Airton Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-11-18
SD19A/0085	Demolition of a single storey modular building extension to the rear (north) of the existing facility building and the provision of a 26.68m x 7.43m x 3.51m high (gross floor area of 187sq.m) single storey modular building and associated works to the rear (north) of the light industrial facility.	Broomhill Industrial Estate, Broomhill Road, Dublin 24	GRANT PERMISSION	2019-08-26
SD19A/0152	(A) Construction of a 4 storey general teaching building (c.5,211sq.m) comprising teaching spaces, class kitchens and restaurant, lecture theatres, labs and computer rooms, breakout spaces and ancillary service area with roof level plant; (B) landscaping works including the provision of a kitchen garden, orchard and wildflower meadow with beehives; (C) 28 covered cycle parking spaces; (D) all associated site development, site services, landscaping and boundary treatment works.	Tallaght Campus, Old Blessington Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-06-27
SD19A/0118	Modifications to external facade facing Westpark including double height glazing; signage panel; relocation of entrance door and ATM and blocking up existing entrance door.	8, Old Bawn Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-05-30
SHD3ABP-303306-18	Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403 bedspace student accommodation scheme and associated student amenity	Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2019-04-15

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	and staff facilities (c.815 sqm); childcare facility (c.380 sq.m) and external playing area (c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm & landscaping (c.7,442sq.m).			
SD19A/0052	Internal reorganisation of the existing ground floor bar/dining/reception area resulting in the relocation of the main entrance door and reception area; provision of a toilet; an increase in area of the existing bar/dining area of 35sq.m; change of use from retail to a 12sq.m kitchen store, accessed from the existing kitchen; 895sq.m hotel extension, providing 24 bedrooms and ancillary spaces is proposed on the first floor consisting of the change of use of 790sq.m retail and a 105sq.m extension within the existing perimeter; 12 residents and 3 staff car parking spaces are provided within the existing basement car park, the allocated spaces are currently associated with first floor retail use; an additional 4 bicycle spaces have been provided as an addition to the current provision.	The Glashaus Hotel, Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2019-04-15
SD18B/0438	Construction of a part single, part two storey attached rear extension; extended front driveway entrance; accessible ramp providing access to new replaced front door; internal alterations and all ancillary works.	40, Westpark, Tallaght, Dublin 24	GRANT PERMISSION	2019-03-20
SD18A/0435	(1) A Sport Science, Health and Recreation Building containing a single storey sports hall and teaching accommodation and associated facilities arranged over two storey plus roof plant areas with a total floor area 3,175sq.m; grass playing pitch 140 x 90m with flood lighting; score boards; 1m high spectator barrier; 12m high x 25m wide ball catch nets behind goal posts and spectator seating; (2) external landscaped quadrangle; pedestrian areas; footpaths and landscaping; linking existing facilities with the development; building signage; 56 covered bicycle parking spaces; covered walkways and demolition of 46 existing car parking spaces and associated site works; (3) enhanced pedestrian crossing facilities at Greenhills Road access, comprising new raised entry treatment across access and pedestrian refuge island on Greenhills Road with associated road markings and traffic signs. The application site is centrally located within the ITT campus which is bounded by Belgard Road to the west, industrial buildings accessed off Airton Road to the north, Greenhills Road to the east and to the south by Old Blessington Road and the grounds of the Old Priory, Tallaght.	Institute of Technology, Old Blessington Road, Tallaght, Dublin 24.	GRANT PERMISSION	2019-02-08
SD18A/0370	(i) Change of use from taxi office to restaurant/café; (ii) shopfront signage and all ancillary works necessary to facilitate the development.	Unit 4, Block 6, Tallaght Retail Centre, High Street, Tallaght, Dublin 24	GRANT PERMISSION	2018-12-04
SD13A/0192/EP	Development to consist of the phased construction of two independent extensions to the existing shopping centre (The Square) with a total gross floor area of 21,490sq.m. (including floor area of car parking of 22,861sq.m.; the total development area is 44,351sq.m.)	The Square Shopping Centre, Belgard Square, Tallaght, Dublin 24	GRANT EXTENSION OF DURATION OF PERMISSION	2018-11-21
SD18A/0219	(1) The construction of a new two storey c.23,283sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks, mechanical plant at roof level is screened from view on all sides by permanent screens; (2) 27 car parking spaces; (3) amendment to previously permitted site landscaping, boundary treatment and associated site infrastructure (planning permission	Former Jacob's/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24, D24 DA27	GRANT PERMISSION	2018-08-07

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	Reg. Ref. SD16A/0093) and (4) the demolition of a single storey building (floor area of 310sq.m).			
SD18A/0197	Construction of a new car park to provide 85 parking spaces, controlled taxi-rank, covered bicycle parking zone, new covered walkway located adjacent to the main hospital entrance together with alterations to the existing road, footpath, retaining wall & car park to provide an additional 5 disabled use bays including all associated site works.	The Adelaide & Meath Hospital, Incorporating The National Children's Hospital, (Tallaght Hospital), Tallaght, Dublin 24	GRANT PERMISSION	2018-07-20
SD18A/0043	Sub-division and change of use of existing Unit F-05 from Hotel/Bar/Restaurant use at ground floor level (260sq.m) and mezzanine floor level (390sq.m) to office unit at ground floor level (225sq.m) and to NCBI Offices use and associated staff facilities at mezzanine floor level (390sq.m) through new access doors on the northern elevation of the existing building, new access stairs and existing lift to mezzanine floor level (35sq.m) at ground floor level, extend the mezzanine floor area (48sq.m) within the existing approved development Reg. Ref. No. SD02A/0392 and SD08A/0197.	Block F, Belgard Square North and West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-04-04
SD17A/0439	Construction of a cafe/restaurant unit with an overall height of 4.05m and a total GFA of 175sq.m to be located in the central section of the car park of Belgard Retail Park. The proposal includes signage for the unit, associated outdoor seating area, bin store, landscaping and all associated site works. The development proposes the removal of 40 existing car parking spaces and provision of 8 new car parking spaces to the south of the proposed cafe/restaurant unit. It is also proposed to provide a 2m wide footpath from the proposed cafe/restaurant unit to the retail warehouse units.	Belgard Retail Park, Belgard Road, Tallaght, Dublin 24.	GRANT PERMISSION	2018-02-09
SD17A/0436	Single storey first floor extension to the existing Intensive Care Unit (ICU) consisting of twelve isolation bedrooms, associated ancillary spaces, public waiting and overnight areas and staff areas.	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2018-02-06
SD17A/0430	The construction of a new entrance lobby and concourse of total 250sq.m. additional floor area and 6m in height, including new information desk, informal seating area and display facilities	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2018-02-02
SD17A/0418	Change of use from previously permitted retail use on the ground and first floor of units D-03 and D-07 and associated circulation cores, to medical clinic use and internal modification to the circulation cores. This will extend the existing medical clinic as permitted under planning permission Ref. SD15A/0357.	Units D03 & D07, Block D, Belgard Square West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-01-29
SD17A/0412	Changes of use within the existing Tallaght Cross West development: from permitted crèche uses to residential (9 units) at first floor level; from permitted retail uses to crèche (414sq.m) at ground and mezzanine floor levels; from permitted retail management suite and plant room use to part residential (3 units) at mezzanine floor level; from permitted retail and food court uses to third level education (2228sq.m) at ground, mezzanine and first floor levels; from permitted gymnasium use to residential (7 units) at mezzanine level; from permitted retail to gymnasium use (1918sq.m) at ground and mezzanine floor levels and from permitted retail to medical use (2885sq.m) at ground floor level all on site bounded principally by Belgard Square West, Cookstown Way and the Luas Red Line	Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2018-01-23

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SD17A/0284	Modifications to existing retail Unit 6 (previously approved plans (Reg Ref SD03A/0323, SD05A/0720), An Bord Pleanala Ref No. PL06S.204123)consisting of 467sq.m retail food store (to include Off Licence) with associated provision of seated dining, kitchen, wc, office and storage facilities; alteration to the front facade to introduce a new pedestrian entrance with new signage over and all ancillary site works and services.	Unit 6, Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-19
SD17A/0257	Change of use of the existing night club on the second floor of the Abberley Hotel into 12 new guest rooms/bedrooms including associated internal alterations.	Abberley Court Hotel, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-18
SD17A/0209	Construction of a retail warehouse unit with an overall height of 8.6m and a total GFA of 2,404 sq.m. to be located adjacent to Unit 7 in the northwest of Belgard Retail Park. This includes 1,409 sq.m. of retail warehouse floorspace at ground floor level and 995 sq.m. of retail warehouse/storage space at mezzanine level. The proposal includes signage for the unit and a service area to the rear. The development will also involve the demolition of the existing 16 sq.m. single storey access building to the below ground pumphouse room located beside the sprinkler tanks (to be retained) and its replacement with a new standalone above ground pumphouse along the eastern boundary of the site measuring 22sq.m. The proposal will result in the removal of 82 existing public and staff car parking spaces, the repositioning of 10 car parking spaces repositioned to the eastern boundary and the provision of 11 new car parking spaces located at the northern boundary to the rear of the proposed unit. The proposal includes cycle parking, landscaping and all associated site works.	Belgard Retail Park, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-04
SD17A/0333	30KW of roof mounted solar PV panels on the student canteen roof.	IT Tallaght, Old Blessington Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-11-09
SD17A/0177	(1) Temporary gas powered generation plant within a 2,850sq.m fenced yard containing 12 generator units and 2 back-up diesel generator units with associated flues (each 18m. high), attenuation screen (15m. high) and auxiliary installations, (2) gas meter and incoming gas stream reduction plant within a separate 40sq.m fenced yard and (3) sundry ancillary works.	Former Jacobs/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-09-04
SD17A/0216	Retention of: (1) first floor internal alterations, including the construction of office spaces on a mezzanine floor located over an existing shop floor; (2) alterations made to an existing advertising totem pole and all associated site works.	Unit 1, Airton Business Park, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-08-28
SD17A/0077	(1) Change of use of part of existing warehouse to retail use at first floor (260sq.m), internal alterations; (2) new vehicular entrance on Airton Road, expanded parking capacity in one-way system, widening of access on Broomhill Road and all associated site works.	Unit 31, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-05-09

Based on a review of the planning applications above and associated supporting documentation and the details of the nature and scale of outlined works, there are no developments of significance proposed in proximity of the proposed development that during construction or operation could give rise to significant in combination effects with the proposed project.

Ringsend WwTP

The sewage discharge will be licensed by Irish Water, collected in the public sewer and treated at Irish Water's WWTP at Ringsend prior to discharge to Dublin Bay. This WWTP is required to operate under an EPA licence (D0034-01) and to meet environmental legislative requirements. The plant has received planning permission

(2019) and will be upgraded with increased treatment capacity over the next five years. The peak foul discharge calculated for the proposed development is well within the current capacity of the WWTP.

The 2019 planning permission facilitated upgrading works to meet nitrogen and phosphorus standards set out in the licence, which are temporarily exceeded currently. The design includes aerobic granular sludge which will result in treatment of sewage to a higher quality than current thereby ensuring effluent discharge to Dublin Bay will comply with the Water Framework Directive, Urban Wastewater Treatment Directive and Bathing Water Directive. It is understood at this point in time that the upgrade to use of aerobic granular sludge and other phased upgrades (excluding the proposed Clonsaugh development) will result in the WWTP achieving a population equivalent of 2.4 million and are to be completed between by 2027 to 2028. The application for the upgrade of the WWTP in 2012 and the revised upgrade in 2018 was supported by a detailed EIAR. As outlined in the EIAR, modelling of water quality in Dublin Bay has shown that the upgrades (which are now currently underway) will result in improved water quality within Dublin Bay. The 2018 EIAR predicts that the improvement in effluent quality achieved by the upgrade will compensate for the increase in flow through the plant. The ABP inspectors report summarises the positive findings of the modelling for the post WWTP upgrade scenario on Dublin Bay water quality in sections 12.3.5 and 12.3.12 of his report and the overall positive impact for human health and the environment in his conclusions in section 12.9.1. Page 12 of the grant of permission (reference: ABP-301798-18) states the positive impact arising from the delivery of the project "...which would improve compliance with EU Directives and corresponding legislation and would be pivotal in supporting planning and economic growth in Dublin City and its region.

The project is being progressed in stages to ensure that the plant continues to treat the wastewater (1.98 million population equivalent) to the current treatment levels throughout the delivery of the upgrade. The project comprises three key elements and underpinning these is a substantial programme of ancillary works:

- Provision of additional secondary treatment capacity with nutrient reduction (400,000 population equivalent);
- Upgrade of the 24 existing secondary treatment tanks to provide additional capacity and nutrient reduction, which is essential to protect the nutrient-sensitive Dublin Bay area; and
- Provision of a new phosphorous recovery process.

Irish Water recently completed work on an €80 million, 400,000 population equivalent upgrade to the Ringsend Wastewater Treatment Plant. These upgrades to the WWTP were scheduled to be completed in the first quarter of 2021 and were completed in Q4 2021. Ringsend is the largest wastewater treatment plant in Ireland and was built to treat the wastewater for the equivalent of 1.64 million people. Currently the plant services over 40% of the national population and is treating wastewater for the equivalent of 1.9 million people.

This newly completed upgrade will accommodate the current demand, support planned housing in the Dublin Region and will improve the quality of the treated wastewater discharged to the Liffey estuary.

This capacity upgrade is one part of an overall investment of €400 million by Irish Water in the Ringsend Wastewater Treatment Plant Upgrade Project. Subject to planning permission, the overall upgrade project will enable full treatment of wastewater for the equivalent of 2.4 million people, meeting all foreseeable development needs to at least 2025.

The 2019 planning permission facilitated upgrading works to meet nitrogen and phosphorus standards set out in the licence, which are temporarily exceeded currently.

The application for the upgrade of the WWTP in 2012 and the revised upgrade in 2018 was supported by a detailed EIAR. As outlined in the EIAR, modelling of water quality in Dublin Bay has shown that the upgrades (which are now currently underway) will result in improved water quality within Dublin Bay. The 2018 EIAR predicts that the improvement in effluent quality achieved by the upgrade will compensate for the increase in

flow through the plant. The ABP inspector's report summarises the positive findings of the modelling for the post WWTP upgrade scenario on Dublin Bay water quality in sections 12.3.5 and 12.3.12 of his report and the overall positive impact for human health and the environment in his conclusions in section 12.9.1.

Even without treatment at the Ringsend WWTP, the peak effluent discharge, calculated for the proposed development as 0.38 litres/sec (which would equate to 0.003% of the licensed discharge at Ringsend WWTP [peak hydraulic capacity]), would not impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive). This assessment is supported by hydrodynamic and chemical modelling within Dublin Bay which has shown that there is significant dilution for contaminants of concern (DIN and MRP) available quite close to the outfall for the treatment plant (Ringsend WWTP 2012 EIS, Ringsend WWTP 2018 EIAR). The most recent water quality assessment of Dublin Bay WFD Waterbody undertaken by the EPA (four yearly monitoring of trends for indicator parameters) also shows that Dublin Bay on the whole, currently has an 'Unpolluted' water quality status (www.catchments.ie).

The assessment of the current proposal has also considered the effect of cumulative events, such as release of sediment laden water combined with a hydrocarbon leak on site. As there is adequate assimilation and dilution between the site and the Natura sites (Dublin Bay), it is concluded that no perceptible impact on water quality would occur at the Natura sites as a result of the construction or operation of this Proposed Development. It can also be concluded that the cumulative or in-combination effects of effluent arising from the Proposed Development with that of other permitted, proposed developments, or with development planned pursuant to statutory plans in the greater Dublin, Meath and Kildare areas, which will be discharged into Ringsend WWTP will not be significant having regard to the size of the calculated discharge from the Proposed Development and having regard to the following:

- Recent water quality assessment for Dublin Bay shows that Dublin Bay currently continues to meet the criteria for 'Unpolluted' water quality status (EPA, 2022).
- The Ringsend WWTP upgrade which is currently being constructed will result in improved water quality to ensure compliance with Water Framework Directive requirements.
- All new developments are required to comply with SuDS which ensures management of run-off rate within the catchment of Ringsend WWTP.
- The natural characteristics of Dublin Bay result in enriched water rapidly mixing and degrading such that the plume has no appreciable effect on water quality at Natura sites.

As the Proposed Development will have no additional stormwater run-off during a stormwater event over and above the current level, surface water run-off from the development in the operational phase will therefore have no impact on the water quality in any overflow situation apart from a minor contribution from foul sewage. It should be noted that the bathing status has no direct relevance to the water quality status of the Natura sites due to rapid mixing and dilution resulting in no measurable change in water quality within the overall water body.

As a result of the outlined information, it is considered that in combination effects with other existing and proposed developments would be unlikely, neutral, not significant and localised.

Appropriate Assessment Screening Conclusions

An initial screening of the proposed works, using the precautionary principle (without the use of any standard construction phase controls or mitigation measures) and the Source/ Pathway/ Receptor links between the proposed works and European sites with the potential to result in significant effects on the conservation objectives and features of interest of the European sites was carried out in Tables 3 & 4. Based on best scientific knowledge and objective information and assessment the possibility of significant effects caused by the proposed project was excluded for the following European sites within 15 km, in addition to sites beyond 15 km:

Special Areas of Conservation

- IE0001209 Glenasmole Valley SAC
- IE0002122 Wicklow Mountains SAC
- IE0001398 Rye Water Valley/Carton SAC
- IE0000725 Knocksink Wood SAC
- IE0000397 Red Bog, Kildare SAC

Special Protected Areas

- IE0004040 Wicklow Mountains SPA
- IE0004063 Poulaphouca Reservoir SPA

The project is limited in scale and extent. However, in the absence of mitigation measures, there is potential for surface water runoff and pollution to enter the marine environment at Dublin Bay via the surface water network. Surface water from the site will be discharged to the Jobstown Stream/ River Dodder which ultimately outfalls to the marine environment at Dublin Bay. There is an indirect hydrological connection from the proposed development site to the designated European sites at Dublin Bay; South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River and Tolka Estuary SPA, North Bull Island SPA, via the surface water network. Surface water from the proposed development will be discharged to the existing 225 mm stormwater network along the eastern boundary, before discharging into the Jobstown Stream/River Dodder and ultimately the marine environment at Dublin Bay. In relation to the foul water network, the proposed development shall be serviced by a new drainage system with separate sewers and manholes for both foul and storm water within the sites boundary. Foul water will then be discharged to Ringsend WwTP, where it will be treated under licence prior to being discharged to the Liffey Estuary.

Acting on a strictly precautionary basis, an NIS is required for South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA due to the indirect hydrological pathway from the proposed development to Dublin Bay, via the surface water network which discharges to the River Dodder. In the absence of mitigation measures there is potential for significant effects on the features of interest of these designated European sites, via the surface water run off network.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on any other European sites above because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on those European Sites.

A Natura Impact Statement is required for the proposed development.

References

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

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3. Managing European Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
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;
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;
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
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15. 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.
16. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 9.0. Department of Housing, Local Government and Heritage.
18. NPWS (2022) Conservation objectives for Poulaphouca Reservoir SPA [004063]. Generic Version 9.0. Department of Housing, Local Government and Heritage.