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# **Natura 2000 Impact Screening Report**

Proposed Residential Development  
Lands at Old Nangor Road, Clondalkin, Dublin 22  
Dublin Simon Community

December 2016

**APPROPRIATE ASSESSMENT SCREENING  
IN LINE WITH THE REQUIREMENTS OF  
ARTICLE 6(3)  
OF THE  
EU HABITATS DIRECTIVE**



**DOCUMENT EVOLUTION AND CONTROL**

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## 1.0 Introduction and Terms of Reference

### 1.1 Introduction

This is an appropriate assessment screening report, carried out by Downey Planning, for a proposed residential development on lands at Old Nangor Road, Clondalkin, Dublin 22, which has been prepared in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC), on behalf of Dublin Simon Community. The relevant provisions of the Directive are set out in Section 1.2 of this report.

This report evaluates and screens the proposed development to assess if full appropriate assessment is required. In accordance with the relevant EU Guidance – Assessment of plans and projects significantly affecting Natura 2000 sites (Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC), a 'Screening matrix' and a 'Finding of no significant effects matrix' have been completed. These can be found in Sections 2 and 3. The conclusions of this evaluation are set out in Section 4 of this report.

The assessment examines the implications of proceeding with the project in view of the conservation objectives for the protected habitats in the vicinity. In light of the conclusions of the assessment of the implications of the development proceeding, the competent authorities may approve the proposed development only after having ascertained that it will not adversely affect the integrity of the Natura 2000 sites concerned and after having obtained the opinion of the general public through the public consultation process undertaken as part of the planning application.

If the assessment concludes that the plan or project will have a negative impact on a Natura 2000 habitat, it may only proceed and be carried out for imperative reasons of overriding public interest as outlined in the Directive and the member state concerned shall take all compensatory measures to ensure that the overall coherence of the Natura 2000 site is protected. The European Commission must be informed where this occurs.

### 1.2 Terms of Reference

The requirements for a Habitats Directive Assessment (HDA) are set out in the E.U. Habitats Directive 92/43/EEC. Appropriate assessment is an assessment carried out under Article 6(3) of the Habitats Directive. Article 6(3) of the Habitats Directive states:

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

Article 6(4) states:

*'if, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless*

*be carried out for imperative reasons of overriding public interest, including those of economic or social nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest'.*

### **1.3 The Appropriate Assessment Process**

#### **• Stage 1: Screening**

The first step to establishing if a Natura 2000 Appropriate Assessment is required is referred to as 'screening' and its purpose is to determine on the basis of a preliminary assessment and objective criteria if the plan or project, alone or in combination with other plans or projects, could have a significant effect on any Natura 2000 sites in view of the conservation objectives of each site. The process identifies any likely impacts upon a Natura 2000 site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant.

#### **• Stage 2: Appropriate Assessment**

The consideration of the impact of the project or plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts

#### **• Stage 3: Alternative Solutions**

The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

#### **• Stage 4: Imperative Reasons of Overriding Public Interest**

This stage is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project which will have adverse effects on the integrity of a Natura 2000 site to proceed.

**This report documents the first of these stages i.e. screening to determine if the development proposed in the current planning application will or will not have an impact on a Natura 2000 site(s).**

## 2.0 Screening Matrix

### 2.1 Brief Description of the Application Site and Proposed Development

The subject site, which extends to c.0.106 hectares, is located on Old Nangor Road on the western approach into Clondalkin. The site is roughly L-shaped and is bounded for the most part by a high block wall. The front boundary is delineated by a stone wall and entrance which is angled to the road. The entrance shares a set back with the adjoining entrance to the local pitch and putt club. The site is considerably overgrown, with the ground level rising by approximately one metre from the road to the rear boundary of the site.

The subject lands are bounded by the grounds of the pitch and putt club to the north and west, by the Kingdom Hall of the Jehovah's Witnesses to the south and by a vacant residential unit to the east. The surrounding area is predominantly mixed-use residential/commercial with a row of two-storey terraced houses directly across the road from the subject site and a fast-food restaurant, snooker club and the Mill Shopping Centre in close proximity.

The site is well served by public transport with regular bus services running along Old Nangor Road and nearby Orchard Lane and Tower Road. There are several bus stops within a short stroll of the subject site, served by bus routes 13, 68, 69, 76, 76a. The South Clondalkin Quality Bus Corridor (QBC) running along New Nangor Road is located 500 meters away from the site. Clondalkin train station is located c.1.4 km from the subject site and the M50 and N7 are within 5 minutes driving distance, providing access to the national motorway network and Dublin.



Figure 1 Aerial photo with subject site outlined in red



## 2.2 Brief Description of the Natura 2000 sites

Special Protection Areas (SPAs) and candidate Special Areas of Conservation (cSACs) within a 15km radius of the proposed development site are listed in the table below.

Name	Site Code	Designation
Rye Water Valley/Carlton	001398	Special Area of Conservation
Glenasmole Valley	001209	Special Area of Conservation
Wicklow Mountains	002122	Special Area of Conservation
South Dublin Bay	000210	Special Area of Conservation
South Dublin Bay and River	004024	Special Protected Area
North Bull Island SPA	004006	Special Protected Area
North Dublin Bay	000206	Special Area of Conservation

There are no Natura 2000 sites located within the proposed planning application site itself. The Natura 2000 sites located in the closest proximity to the subject site are the Rye River Valley/Carlton (7.78 km distance from the subject site) and The Glenasmole Valley SAC (7.57 km distance from the subject site). The Wicklow Mountains SAC is 9.6 km from the subject site, with the South Dublin Bay SPA and SAC sites over 12.5 km from the proposed development. It is considered that given the nature of the proposed development that there is no potential for impact on these sites.

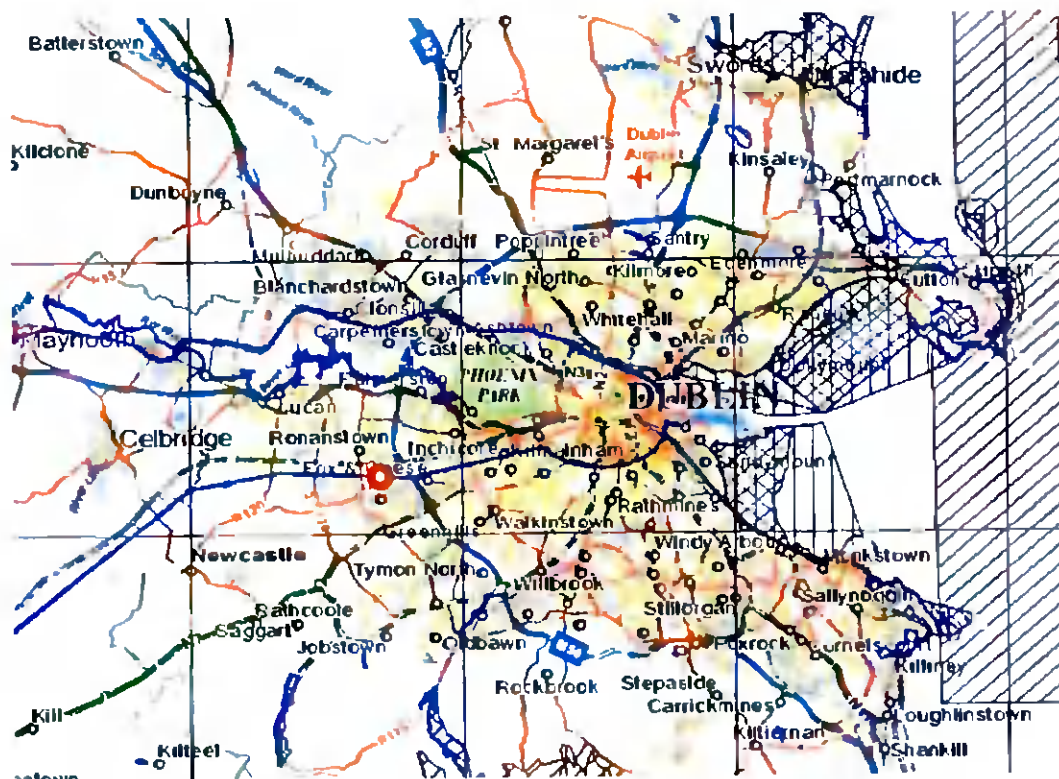


Figure 3 Subject site (circled in red) in context to Natura 2000 sites

This screening assessment is primarily concerned with the protected habitats proximate to the application site and assesses the potential (if any) for a significant impact on these habitats. A brief description of these sites is detailed below, though it

is important to note that the application site is located outside of all Natura 2000 habitats.

## 2.3 Rye Water Valley/Carlton (001398)

### 2.3.1 Site Description

Rye Water Valley/Carlton SAC is located between Leixlip and Maynooth, in Counties Meath and Kildare, and extends along the Rye Water, a tributary of the River Liffey.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

- [7220] Petrifying Springs
- [1014] Narrow-mouthed Whorl Snail (*Vertigo angustior*)
- [1016] Desmoulin's Whorl Snail (*Vertigo moulinsiana*)

The Rye Water in Carlton Estate is dammed at intervals, creating a series of lakes. Reed Sweet-grass (*Glyceria maxima*) is frequent around the lakes, along with Yellow Iris (*Iris pseudacorus*), Reed Canary-grass (*Phalaris arundinacea*), Bulrush (*Typha latifolia*), Water Forget-me-not (*Myosotis scorpioides*), Marsh-marigold (*Caltha palustris*) and starworts (*Callitriche* spp.). Along the remainder of the site the river has beendredged and much of the reed fringe removed.

To the north-west of Carlton Bridge a small clump of willows (*Salix* spp.), with dogwood (*Cornus* sp.), Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*) and Elder (*Sambucus nigra*) occurs. The ground flora found here includes Golden Saxifrage (*Chrysosplenium oppositifolium*), Meadowsweet (*Filipendula ulmaria*), Common Valerian (*Valeriana officinalis*), Wavy Bitter-cress (*Cardamine flexuosa*) and Bittersweet (*Solanum dulcamara*).

The woods on Carlton Estate are mostly old demesne woods with both deciduous and coniferous species. Conifers, including some Yew (*Taxus baccata*) – a native species, are dominant, with Beech (*Fagus sylvatica*), oak (*Quercus* sp.), Sycamore (*Acer pseudoplatanus*), Ash and Hazel (*Corylus avellana*) also occurring. The ground flora is dominated by Ivy (*Hedera helix*), with such species as Hedge Woundwort (*Stachys sylvatica*), Wood Speedwell (*Veronica montana*), Woodruff (*Galium odoratum*), Wood Avens (*Geum urbanum*), Common Dog-violet (*Viola riviniana*), Wild Angelica (*Angelica sylvestris*), Ramsons (*Allium ursinum*), Ground-ivy (*Glechoma hederacea*) and Ivy Broomrape (*Orobanche hederarum*) also found.

Hairy St. John's-wort (*Hypericum hirsutum*), a species legally protected under the Flora (Protection) Order, 1999, occurs in Carlton Estate and there is an old record from the estate for the similarly protected Hairy Violet (*Viola hirta*). However, this latter species has not been recorded from the site in recent years. Another species listed in the Red Data Book, Green Figwort (*Scrophularia umbrosa*), occurs on the site in several locations by the Rye Water. The woods at Carlton Demesne are the site of a rare Myxomycete fungus, *Diderma deplanatum*.

The marsh, mineral spring and seepage area found at Louisa Bridge supports a good diversity of plant species, including stoneworts, Marsh Arrowgrass (*Triglochin*



palustris), Purple Moor-grass (*Molinia caerulea*), sedges (*Carex* spp.), Common Butterwort (*Pinguicula vulgaris*), Marsh Lousewort (*Pedicularis palustris*), Grass-of-parnassus (*Parnassia palustris*) and Cuckooflower (*Cardamine pratensis*). The mineral spring found at the site is of a type considered to be rare in Europe and is a habitat listed on Annex I of the E.U. Habitats Directive. The Red Data Book species Blue Fleabane (*Erigeron acer*) is found growing on a wall at Louisa Bridge.

Within the woods, Blackcap, Woodcock and Long-eared Owl have been recorded. Little Grebe, Coot, Moorhen, Tufted Duck, Teal and Kingfisher, the latter a species listed on Annex I of the E.U. Birds Directive, occur on and about the lake.

The Rye Water is also a spawning ground for Trout and Salmon, and the rare, Whiteclawed Crayfish (*Austropotamobius pallipes*) has been recorded at Leixlip. The latter two species are listed on Annex II of the E.U. Habitats Directive. The rare Narrowmouthed Whorl Snail and Desmoulin's Whorl Snail occur in marsh vegetation near Louisa Bridge. Both are rare in Ireland and in Europe, and are listed on Annex II of the E.U. Habitats Directive. The scarce dragonfly, *Orthetrum coerulescens*, has also been recorded at Louisa Bridge.

The conservation importance of the site lies in the presence of several rare and threatened plant and animal species, and the presence of petrifying springs, a habitat type listed on Annex I of the E.U. Habitats Directive. The woods found on Carton Estate and their birdlife are of additional interest.

### 2.3.2 Conservation Objectives

The National Parks and Wildlife Service have given a description of the generic conservation objectives for Natura 2000 sites. The generic conservation objectives for SPA's are:

*'to maintain the bird species of special conservation interest for which the SPA has listed, at favourable conservation status'.*

The generic conservation objectives for SAC's are:

*'to maintain Annex 1 and Annex 11 species for which the SAC has been selected at favourable conservation status; to maintain the extent species richness and biodiversity of the entire site and to establish effective liaison and co-operation with landowners, legal users and local authorities'.*

The favourable conservation status of a species can be described as being achieved when *'population data on the species concerned indicate that it is maintaining itself, and the natural range of the species is neither being reduced or likely to be reduced in the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long term basis'.*

The favourable conservation status of a habitat can be described as being achieved when *'its natural range, and area it covers within that range, is stable or increasing, and the ecological factors that are necessary for its long term maintenance exist and*

are likely to continue to exist for the foreseeable future, and the conservation status of its typical species is favourable'.

The specific conservation objectives for Rye Water Valley/Cartron (001398) are as follows:

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:

- [1014] *Vertigo angustior*
- [1016] *Vertigo moulinsiana*
- [7220] \* Petrifying springs with tufa formation (Cratoneurion)

## 2.4 Genasmole Valley SAC (001209)

### 2.4.1 Site Description

Glenasmole Valley in south Co. Dublin lies on the edge of the Wicklow uplands, approximately 5 km from Tallaght. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin. The non-calcareous bedrock of the Glenasmole Valley has been overlain by deep drift deposits which now line the valley sides. They are partly covered by scrub and woodland, and on the less precipitous parts, by a herb-rich grassland. There is much seepage through the deposits, which brings to the surface water rich in bases, which induces local patches of calcareous fen and, in places, petrifying springs.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

- [6210] Orchid-rich Calcareous Grassland\*
- [6410] *Molinia* Meadows
- [7220] Petrifying Springs\*

The site provides excellent habitat for bats, with at least four species recorded: Pipistrelle, Leisler's, Daubenton's and Brown Long-eared. Otter occurs along the river and reservoirs. The site supports Kingfisher, an Annex I species under the E.U. Birds Directive. Glenasmole Valley contains a high diversity of habitats and plant communities, including three habitats listed on Annex I of the E.U. Habitats Directive. The presence of four Red Data Book plant species further adds to the value of the site, as does the presence of populations of several mammal and bird species of conservation interest

*(Source - National Parks and Wildlife Service 2014: Site Synopsis)*

### 2.4.2 Conservation Objectives

The specific conservation objectives for Glenasmole Valley SAC (001209) are as follows:

- To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status; Petrifying springs with tufa formation (*Cratoneurion*) (<1% area of the site), Semi-natural dry grassland and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (20% of the site area) and *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) (2% of the site area).
- To maintain the extent, species richness and biodiversity of the entire site.
- To establish effective liaison and co-operation with Landowners, legal users and relevant authorities.

## 2.5 Wicklow Mountains SAC (002122)

### 2.5.1 Site Description

Wicklow Mountains SAC is a complex of upland areas in Counties Wicklow and Dublin, flanked by the Blessington reservoir to the west and Vartry reservoir in the east, Cruagh Mountain in the north and Lybagh Mountain in the south. Most of the site is over 300 m, with much ground over 600 m. The highest peak is 925 m at Lugnaquilla. The Wicklow uplands comprise a core of granites flanked by Ordovician schists, mudstones and volcanics. The form of the Wicklow Glens is due to glacial erosion. The topography is typical of a mountain chain, showing the effects of more than one cycle of erosion. The massive granite has weathered characteristically into broad domes. Most of the western part of the site consists of an elevated moorland, covered by peat. The surrounding schists have assumed more diverse outlines, forming prominent peaks and rocky foothills with deep glens. The dominant topographical features are the products of glaciation. High corrie lakes, deep valleys and moraines are common features of this area. The substrate over much of the area is peat, usually less than 2 m deep. Poor mineral soil covers the slopes, and rock outcrops are frequent. The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore. The river water in the mountain areas is often peaty, especially during floods.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority, numbers in brackets are Natura 2000 codes):

- [3130] Oligotrophic to Mesotrophic Standing Waters
- [3160] Dystrophic Lakes
- [4010] Wet Heath
- [4030] Dry Heath
- [4060] Alpine and Subalpine Heaths
- [6230] Species-rich *Nardus* Grassland\*
- [7130] Blanket Bogs (Active)\*
- [8110] Siliceous Scree
- [8210] Calcareous Rocky Slopes
- [8220] Siliceous Rocky Slopes
- [91A0] Old Oak Woodlands
- [1355] Otter (*Lutra lutra*)

Wicklow Mountains is important as a complex, extensive upland site. It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all, eleven habitats listed on Annex I of the E.U. Habitats Directive are found within the site. Several rare or protected plant and animal species occur, adding further to its value.

#### 2.4.2 Conservation Objectives

The main conservation objective is 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:

- [1355] *Lutra lutra*
- [3130] Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea*.
- [3160] Natural dystrophic lakes and ponds
- [4010] Northern Atlantic wet heaths with *Erica tetralix*
- [4030] European dry heaths
- [4060] Alpine and Boreal heaths
- [6230] \* Species-rich *Nardus* grasslands, on siliceous substrates in mountain areas (and submountain areas in Continental Europe)
- [7130] Blanket bogs (\* if active only)
- [8110] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*)
- [8210] Calcareous rocky slopes with chasmophytic vegetation
- [8220] Siliceous rocky slopes with chasmophytic vegetation
- [91A0] Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles.

#### 2.5 Assessment Criteria

- (a) Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to the Natura 2000 sites.

The proposed development has been formulated to ensure that the use of and effects arising from the proposed development (either as individual elements or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

The development provides suitable landscaping which will protect and enhance the environment at this location. The development proposal also includes SUDS surface water drainage. All necessary best practice measures (including full compliance with an agreed construction management plan) will also be implemented on the subject site during the construction phase to ensure no negative impact on nearby protected habitats.



The proposed attenuation zone on site will cater for the runoff generated from the proposed development and will be located under the car park. Runoff from the attenuation zone will be controlled prior to discharge to the public system in line with the Greater Dublin Strategic Drainage Study document where the surface water runoff will be controlled to the greenfield values calculated. In terms of foul water drainage, it is proposed to discharge to the existing combined main sewer along Old Nangor Road. For further information in this regard, please refer to Hanley Pepper Consulting Engineers.

Given the nature and scale of the proposed development, the connection into a foul sewer system in accordance with best practice and local authority requirements, and the distance of the proposed development from such sites, no negative impact is envisaged on protected habitats.

In addition, to conserve water used in the development and to minimise the foul sewer discharge, the latest water saving sanitary-ware will be installed to reduce water consumption and, together with a modern plumbing system design proposed for toilets and kitchens, it will reduce the demand for water, improve the efficiency of water-using appliances **reducing loss and waste of water.**

**(b) Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites by virtue of:**

- **size and scale;**

The subject site is approximately 0.106 hectares. The current proposal envisaged for the site is for the construction of a three storey apartment building comprising of a total of 10 no. one bed residential units. It is also proposed to provide car parking and bicycle parking, a bin store, a new vehicular access onto Old Nangor Road, a new pedestrian access to replace existing vehicular entrance, landscaping, boundary treatments, and all associated works necessary to facilitate the development.

The proposed development has been designed as such to ensure that the Natura 2000 sites in proximity to the subject site will be protected from any likely direct, indirect or secondary effects. This has been achieved through the incorporation of a SUDS design and provision of appropriate planting and landscaping and the implementation of best practice construction practices to minimise noise, dust and vibration during the construction phase. Whilst there will be an increase in the foul sewage discharge arising from the development of the site, no negative impact is envisaged on protected habitats, given the nature and scale of the proposed development and more importantly because of the distance of the proposed development from such sites.

- **land take;**

The proposed development site is not located within a Natura 2000 site and thus will not necessitate any land take of any protected habitat.



- **distance from the Natura 2000 site or key features of the site;**

Glenasmole Valley SAC is located 7.57km distance to the south of the subject site. It is considered that given the nature of the proposed development that there is no potential for impact on this site.

- **resource requirements (water abstraction etc.)**

It is proposed to discharge the wastewater from the development to an existing foul sewer system located on Old Nangor Road. As outlined above, there will be an increase in the foul sewage discharge arising from the development of the site. However, given that the foul effluent will be managed in accordance with best practice and local authority requirements, there will therefore be no negative impact envisaged on protected habitats, given the nature and scale of the proposed development and the distance of the proposed development from such sites. The development will have no impact on Natura 2000 habitats in terms of foul sewage.

Surface water drainage serving the proposed development will be provided through a SUDS drainage system, which will incorporate elements such as permeable paving. This system will result in a reduction in surface water runoff to green field rates and high water quality discharging from the site. This will have an overall positive environmental effect.

With regards to water supply, it is proposed to connect to the existing watermain on Old Nangor Road.

Given the nature and scale of the proposed development, the connection into a foul sewer system in accordance with best practice and local authority requirements, and the distance of the proposed development from such sites, no negative impact is envisaged on protected habitats.

In addition, to conserve water used in the development and to minimise the foul sewer discharge, the latest water saving sanitary-ware will be installed to reduce water consumption and, together with a modern plumbing system design proposed for toilets, it will reduce the demand for water, improve the efficiency of water-using appliances **reducing loss and waste of water.**

- **emissions (disposal to land, water or air);**

The development of the subject site is subject to appropriate surface water runoff design and detail, which will comply with the principles of SUDS and deals with the minimisation of surface water runoff and the prevention of pollution. The development provides for a connection to the surface water and foul drainage systems.

The implementation of the above approach will serve to improve the quality of surface water discharge and an overall benefit in environmental terms will accrue from the development. The application has been prepared in such a way that there will not be any emissions disposal arising from this project likely to have any impact on Natura 2000 sites.

- **excavation requirements;**

The development will require excavation for the provision of structural foundations for the development. All proposed construction works on site will employ best practice construction methods with regard to noise, dust and vibration in agreement with South Dublin County Council and be subject to an agreed construction management plan including a construction waste disposal strategy.

- **transportation requirements;**

It is proposed to utilise the existing vehicular entrance to provide for a new pedestrian access into the subject site. The applicant is also proposing to create a new entrance onto Old Nangor Road for vehicular access.

- **duration of construction, operation, decommissioning, etc.;**

The duration of the construction period and the construction management plans will be agreed with South Dublin County Council to ensure that the project does not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from the duration of construction, operation, decommissioning etc. of the proposed development.

- **other;**

Not applicable.

**(c) Describe any likely changes to the sites arising as a result of:**

- **reduction of habitat area;**

There will be **no reduction** in habitat areas of any Natura 2000 sites as a result of the proposed development.

- **disturbance to key species;**

There will be **no disturbance** to any key species of any Natura 2000 sites as a result of the proposed development.

- **habitat or species fragmentation;**

There will be **no habitat or species fragmentation** of any Natura 2000 sites as a result of the proposed development.

- **reduction in species density;**

There will be **no reduction in species density** of any Natura 2000 sites as a result of the proposed development.

- **changes in key indicators of conservation value (water quality etc.);**

The current proposal envisaged for the site is for the construction of a three storey apartment building comprising of a total of 10 no. one bed residential units. It is also proposed to provide car parking and bicycle parking, a bin store,

a new vehicular access onto Old Nangor Road, a new pedestrian access to replace existing vehicular entrance, landscaping, boundary treatments, and all associated works necessary to facilitate the development.

The development will be connected to an existing public foul sewer system in accordance with South Dublin County Council Water Services requirements and specifications. This will include the use of water saving devices and other best practice measures to reduce foul discharge from the development. Treated surface water drainage will also connect into the public network and measures are to be put in place to implement sustainable water drainage principles. The incorporation of these and similar measures will ensure improvement in key indicators of conservation value as a result of this planning application with particular regard to plant species on the site and surface water disposal arrangements.

- **climate change;**

The proposed development will make a positive contribution to climate change as the energy efficiency rating (BER) of the proposed development is intended to be of a high rating.

**(d) Describe any likely impacts on the Natura 2000 sites as a whole in terms of:**

- **interference with the key relationships that define the structure of the site; & interference with key relationships that define the function of the site;**

The main potential indirect risk from the development of the subject site to any Natura 2000 site is considered to be related to the construction period of the proposed development. Construction processes will employ industry best practice with regard to noise, dust and vibration and will be agreed with South Dublin County Council as part of a Construction Management Plan so as to ensure that there is no impact on any Natura 2000 sites. As the proposed development is for a high quality scheme which will be constructed and operated in accordance with best practice, and given the distance of the proposed development from the nearest Natura 2000 site (i.e. 7.57 km), it is considered that this development will not interfere with any key relationships that define the function of any Natura 2000 sites considered.

**(e) Provide indicators of significance as a result of the identification of effects set out above in terms of:**

- **loss;**

Not applicable.

- **fragmentation;**

Not applicable.

- **disruption;**

Not applicable.

- **disturbance;**

Minimal noise, dust and vibration impacts during the construction stage will be mitigated by the implementation of a construction management plan and industry best practice to ensure that these limited and temporary impacts have no significant effect on any Natura sites.

- **change to key elements of the sites (e.g. water quality etc.):**

Connections to the foul water network and the implementation of surface water drainage measures will ensure that there will be no reduction of the water quality of any of the Natura 2000 sites. The implementation of a SUDS drainage system has the potential to improve the quality of surface water from the development by incorporating a treatment approach to surface water runoff.

**(f) Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.**

Not applicable.

### 3.0 Finding of no significant effects report matrix

**(a) Name of project or plan**

Residential development at Old Nangor Road, Clondalkin, Dublin 22.

**(b) Name and Location Code of Natura 2000 sites**

Name	Site Code	Designation
Rye Water Valley/Carlton	001398	Special Area of Conservation
Glenasmole Valley	001209	Special Area of Conservation
Wicklow Mountains	002122	Special Area of Conservation
South Dublin Bay	000210	Special Area of Conservation
South Dublin Bay and River	004024	Special Protected Area
North Bull Island SPA	004006	Special Protected Area
North Dublin Bay	000206	Special Area of Conservation

There are no Natura 2000 sites located within the proposed planning application site itself. The Natura 2000 sites located in the closest proximity to the subject site are the Rye River Valley/Carlton (7.78 km distance from the subject site) and The Glenasmole Valley SAC (7.57 km distance from the subject site). The Wicklow Mountains SAC is 9.6 km from the subject site, with the South Dublin Bay SPA and SAC sites over 12.5 km from the proposed development. It is considered that given the nature of the proposed development that there is no potential for impact on these sites.

**(c) Description of the project or plan**

The proposed development, as per the statutory newspaper notice, provides for:



*"Planning permission is sought by Dublin Simon Community on lands at Old Nangor Road, Clondalkin, Dublin 22 for a proposed social housing development comprising of 10 no. one bed units in a three-storey apartment building, associated car parking and bicycle parking, bin store, new vehicular access onto Old Nangor Road, new pedestrian access to replace existing vehicular entrance, landscaping, boundary treatments, and all associated site and engineering works necessary to facilitate the development"*

**(d) Is this project or plan directly connected with or necessary to the management of the sites (provide details)?**

The foul sewage and surface water discharge leaving the site will enter the foul and surface water sewer on Old Nangor Road, which connects to the system under the control of the local authority. This ultimately discharges to the sea following suitable waste water treatment. The development proposal has been designed in such a way and incorporating a construction management plan to ensure that there is no impact on any Natura 2000 sites. There will be an increase in the foul sewage discharge arising from the development of the site. However, no negative impact is envisaged on protected habitats, given the nature and scale of the proposed development and the distance of the proposed development from such sites. Thus, the development will have no impact on Natura 2000 habitats in terms of foul sewage. The proposed surface water treatment system will serve to improve the quality of surface water runoff from the development, which will have a positive effect on water quality entering the sea.

**(e) Are there other projects or plans that together with the project or plan being assessed could affect the sites (provide details)?**

Under the South Dublin County Development Plan 2016-2022, the subject site is zoned Objective 'TC', to "To protect, improve and provide for the future development of Town Centres".

Appropriate Assessment was carried out on that Plan, which concludes that:

*'The South Dublin County Development Plan has been screened for Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2000 (as amended); and the European Communities (Birds and Natural Habitats) Regulations 2011(S.I. No. 477/2011). Following the assessment procedure as detailed in Section 2 (Screening Matrix) and Section 4 (Screening Assessment) of this report, the findings of this process are that there are no likely significant direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on any Natura 2000 site. This Appropriate*



*Assessment process is therefore deemed to be concluded at this stage and there is no requirement to proceed to a Stage 2 assessment.'*

### **3.1 The assessment of significance of effects**

#### **(a) Describe how the project of plan (alone or in combination) is likely to affect the Natura 2000 site**

The proposed development 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 any Natura 2000 site.

#### **(b) Explain why these effects are not considered significant.**

The proposed development will not have a significant effect on either the River Rye Valley/Carton SAC, The *Glenasmole Valley SAC* or *Wicklow Mountains SAC*, which are located in the closest proximity to the proposed development site. Surface water runoff quality will improve due to the proposed SUDS system. All construction works will be agreed with South Dublin County Council and carried out sensitively so as to ensure that there is no impact on any Natura 2000 site in terms of noise, dust, vibration and general disturbance.

### **3.2 Data collected to carry out the assessment**

#### **(a) Who carried out this assessment?**

Donal Duffy, BSc (Hons), MSc, Dip. Env. Resources Management, MIPI, Senior Planner

Eva Bridgeman, BA (Hons) MRUP MIPI, Director/Senior Planner

John Downey, BA (Hons) MRUP MBA MIPI MRTPI, Director

#### **Sources of data**

Existing sources of data concerning the Natura 2000 sites, etc.

#### **(b) Level of assessment completed**

- Desktop study;
- 1 no. site visit.

#### **(c) Where the full results of the assessment can be accessed and viewed?**

This document contains the full results of the Appropriate Assessment Screening exercise.

#### 4.0 Conclusions

Following the review of the proposed planning application in accordance with the 'Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43', a Screening Matrix and Findings of No Significant Effects Matrix have been completed.

This screening process was carried out to ascertain if the proposed planning application was likely to have significant effects on a Natura 2000 site. If this were the case then it would be necessary to carry out Appropriate Assessment. The proposed development has been formulated to ensure that it shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

The main potential risk from the development of the subject site to any Natura 2000 site is considered to be indirectly related to surface water runoff and impact during the construction phases of the project. Surface water runoff will be collected and treated in accordance with the principles of SUDS and the specifications of South Dublin County Council Water Services Department before entering the local authority sewer. In addition, the development shall include best practice measures to reduce the volume of effluent. The details of the construction phases of the development will be agreed with South Dublin County Council so as to ensure that there is no direct or indirect impact on any Natura 2000 site.

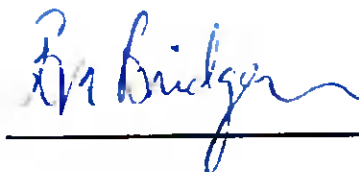
The screening process has examined the details of the proposed project and has considered the conservation interests of a range of Natura 2000 sites within a 15 km radius of the site. As the proposed project will have no direct or measurable indirect impacts on the habitats in question, the conclusion of this screening assessment is that no significant impacts on the qualifying interests of the SPA and cSAC are likely.

Accordingly, progression to Stage 2 of the Natura Impact Statement process is **not considered necessary**.

Prepared by:

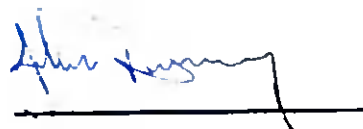


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