

Europeansites.

The Chartered Institute of Ecology and Environmental Management (CIEEM) defines the Zol of a project as the area(s) over which ecological features may be affected by the biophysical changes caused by the proposed project and associated activities.

In order to establish the Zol of the proposed development works, the likely key biophysical changes associated with the works were determined having regard to the project characteristics set out in Section **Error! Reference source not found.** of this report. The Zol of the proposed development is described hereunder.

Impacts associated with the loss of habitats will be confined to within the proposed development site boundary. The Zol was therefore defined as all lands within the Planning Application Boundary.

With regards potential habitat degradation effects associated with the release of sediment and other pollutants to surface water, the Zol of the proposed development is considered to include receiving waterbodies adjacent to or downstream of the proposed development site during the construction phase. The distance downstream is associated with the current biological condition of the receiving waterbody and its capacity to accept and assimilate sediment and other pollutants. It should be noted however that there is no hydrological connectivity between the proposed development site and any waterbody.

The spatial limit of dust impacts was established as 50m from the site entrance. The Zol for dust impacts was therefore established as 50m from the proposed development site boundary.

Noise from the construction activities has the potential to cause disturbance to resting, foraging and commuting qualifying and special conservation interest species. Individual species will elicit differing behavioural responses to disturbance at different distances from the source of disturbance. Below is a summary of the documented Zol for varying species.

- Transport Infrastructure Ireland (formally the National Roads Authority) has produced a series of best practice planning and construction guidelines for the treatment of certain protected mammal species (i.e. otter), which indicate that disturbance to terrestrial mammals would not extend beyond 150m (TFI, 2021).
- Cutts et al. (2013) notes that different types of disturbance stimuli are characterised by different avifaunal reactions, however as a general rule of thumb, a distance of 300m can be used to represent the maximum likely disturbance distance for waterfowl.

The Zol for noise/disturbance was therefore established as the proposed development site plus a 300m buffer.

3.5.1 Identification of Relevant European Sites

As mentioned, the Source-Pathway-Receptor conceptual model was used to identify a list of 'relevant' European sites (i.e. those which could be potentially affected). Eleven European sites were identified within a 15km radius of the proposed development, they are listed in Table 3-1 below and illustrated in Figure 3-3. In addition, the eleven European sites and the potential for source-pathway-receptor links for effect are outlined Table 3-2.

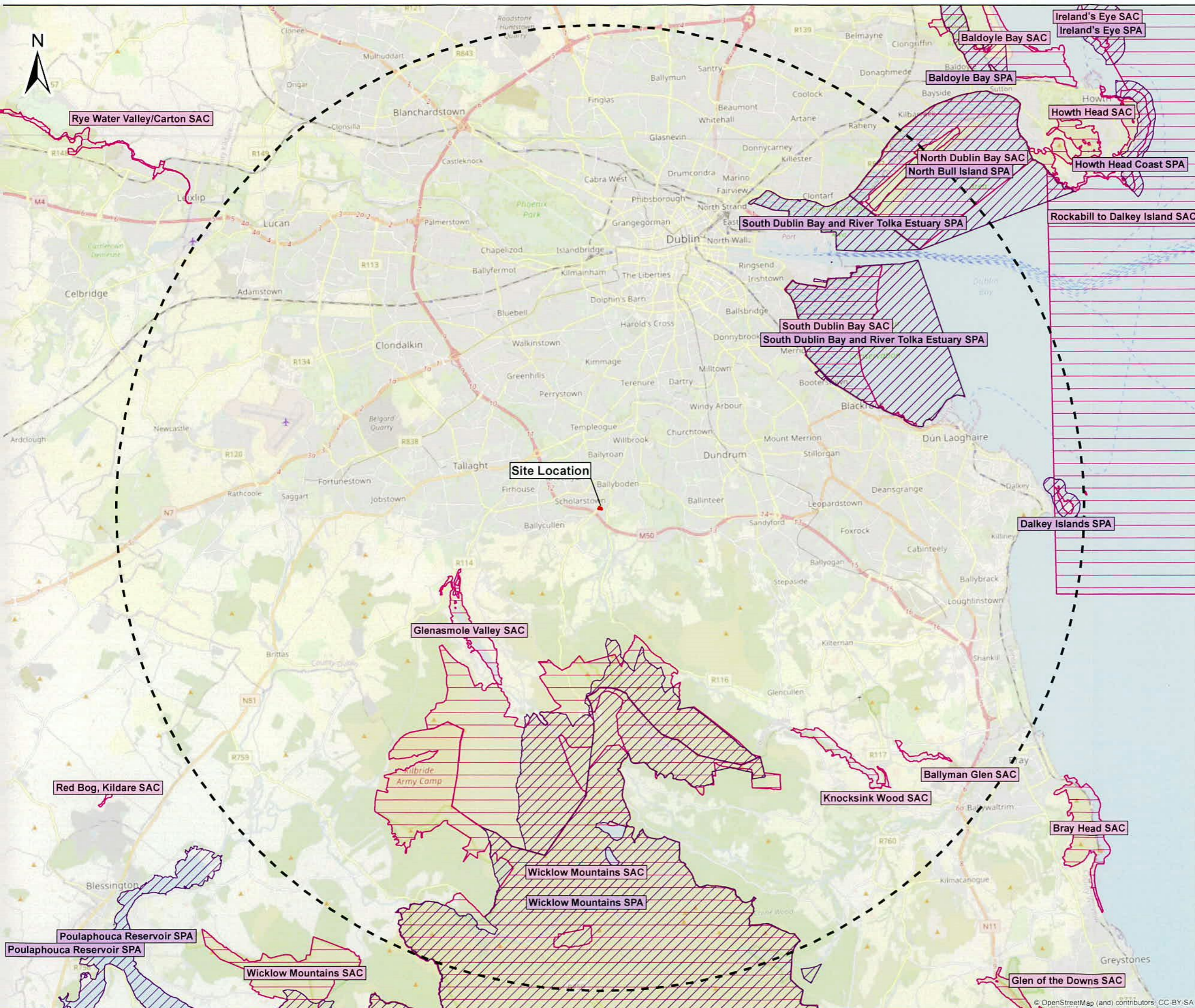
Table 3-1: European sites and proximity to proposed development

Designated Sites	Approximate Distance from Proposed Development
Wicklow Mountain SAC (002122)	Ca. 4km south from the proposed development
Wicklow Mountain SPA (004040)	Ca. 4km south from the proposed development
Glenasmole Valley SAC (001203)	Ca. 4.7km south from the proposed development
The South Dublin Bay SAC (000210)	Ca. 8.1km north-east from the proposed development
The South Dublin Bay and River Tolka Estuary SPA (004024)	Ca. 8.1km north-east of the proposed development
The Knocksink Wood SAC (000725)	Ca. 9km south-east of the proposed development
The Ballyman Glen SAC (000713)	Ca. 11.5km south-east from the proposed development
The North Dublin Bay SAC (000206)	Ca. 12.6km north-east from the proposed development
The North Bull Island SPA (004006)	Ca. 12.7km north-east from the proposed development
The Dalkey Island SPA (004172)	Ca. 13.9km east from the proposed development
The Rockabill to Dalkey Island SAC (003000)	Ca. 14.1km east from the proposed development

European Site

Wicklow Mountain SAC (002122)

Wicklow Mountain SPA (004040)



Legend

- Proposed Planning Boundary
- 15km Buffer
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)



- NOTES**
- 1 FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING
 - 2 ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE
 - 3 ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES
 - 4 ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Issue	Date	Description	By	Crkd
D01	09/05/2022	Draft issue	S.P	U.B

Client: **DOWNEY**

Project: Prospect House

Title: European sites within a 15km radius of the proposed development site

Scale @ A3: 1:110,000

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Figure 3-3 Draft: D01

4.0 IDENTIFICATION OF LIKELY SIGNIFICANT EFFECTS

4.1 POTENTIAL FOR LIKELY SIGNIFICANT EFFECTS

As outlined in Table 3-2, no source-pathway-receptor link exists between the proposed development site and any European site. As no source-pathway-receptor links were identified there is no potential for likely significant effects on any European site in view of their conservation objectives.

4.2 POTENTIAL FOR IN-COMBINATION EFFECTS

Article 6(3) of the Habitats Directive requires that:

“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.”

It is therefore required that the potential impacts of the proposed development are considered in-combination with any other relevant plans or projects. A review of the South Dublin County Council planning portal and of the EIA portal was undertaken was therefore undertaken (S.D.C.C, 2022; Gov, 2022).

4.2.1 Projects

All projects proposed and granted in the past 5 years and within a 1km radius of the proposed site were examined to determine whether they could in any way cause potential for in-combination effects with the proposed development.

The South Dublin County Council (SDCC) Planning Portal Map Viewer (SDCC, 2022) indicated that a number of small scale residential developments/ conversions are proposed in proximity to the proposed development site. However, neither the proposed development, nor the residential developments have any connection to European Sites. Considering the small scale and temporary nature of the proposed residential developments, coupled with the lack of connectivity, and the absence of potential significant effects associated with the proposed development there is no potential for the in-combination of effects.

An application was granted in 2021 (application number: SHD3ABP-309836-21) for 241 residential units alongside residential tenant amenities all other engineering and site development works necessary to facilitate the development and development. This site is ca. 550m west of the Prospect House Proposed Development. An Appropriate Assessment was carried out for this proposed development and it was not found to have any in-combination effects with any other surrounding developments (Altemar Marine & Environmental Consultancy, 2020).

An application for was granted in 2021 (application number: SHD3ABP-310398-21) for 114 ‘Build-to-Rent’ units along with residential amenity areas, parking spaces, waste storage facilities ESB substation, ancillary works and any other services necessary to facilitate and operate the residential project. This site is 700m west from the Prospect House proposed development. An Appropriate Assessment was carried out for this project which concluded that the proposed development will not lead to cumulative impacts upon any designated site when

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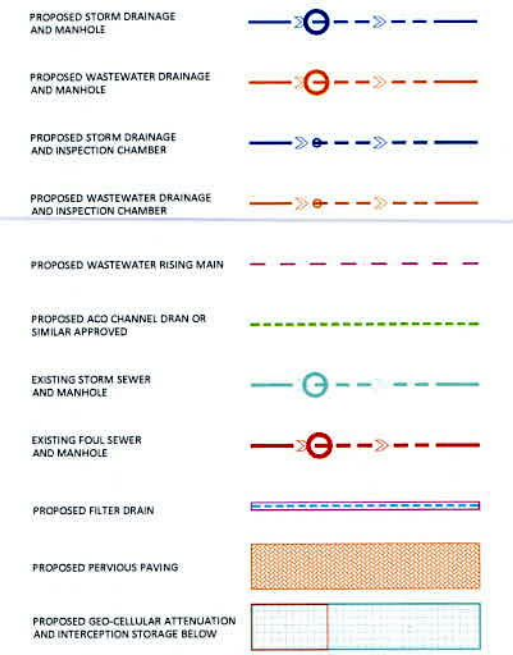
LOCATIONS, COVER AND INVERT LEVELS OF EXISTING MANHOLES TO BE VERIFIED ON SITE PRIOR COMMENCEMENT OF CONSTRUCTION

ALL COVER LEVELS TO BE CONFIRMED BY ARCHITECT OR LANDSCAPE ARCHITECT

STORM DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS AND THE BUILDING REGULATIONS - TECHNICAL GUIDANCE DOCUMENT PART H

WASTEWATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE AND THE BUILDING REGULATIONS - TECHNICAL GUIDANCE DOCUMENT PART H

LEGEND:



Surface Water Network Design Table						
USMH	USCL (m)	PN	USIL (m)	Slope (1:X)	DSIL (m)	Dia (mm)
S-1	107.20	S-1.000	106.550	100.00	106.289	150
S-2	107.20	S-1.001	106.289	10.90	105.180	150
S-3	106.08	S-1.002	105.180	100.00	105.145	150
S-4	106.21	S-1.003	105.105	100.00	104.852	150
S-5	107.20	S-2.000	106.550	66.00	105.896	150
S-6	107.20	S-2.001	105.896	66.00	105.588	150
S-7	107.20	S-2.002	105.438	269.30	105.330	300
S-8	106.73	S-1.004	104.702	170.00	104.691	300
S-9	106.64	S-1.005	104.691	170.00	104.622	300
S-10	106.03	S-3.000	105.382	27.80	105.275	150
S-11	106.18	S-3.001	105.275	100.00	105.245	150
S-12	106.18	S-3.002	105.245	107.50	105.161	150
S-13	106.06	S-3.003	105.161	100.00	104.986	150
S-14	105.93	S-1.006	104.622	100.10	104.479	300
S-15	105.53	S-1.007	104.479	16.30	103.400	300
S-16	104.45	S-1.008	103.400	35.50	102.225	300
S-17	103.28	S-1.009	102.225	113.50	102.158	225

Wastewater Network Design Tables						
USMH	USCL (m)	PN	USIL (m)	Slope (1:X)	DSIL (m)	Dia (mm)
F-1	107.200	F-1.000	106.475	73.90	106.225	225
F-2	107.200	F-1.001	106.225	150.00	106.182	225
F-3	107.200	F-1.002	106.182	129.90	105.975	225
F-4	107.200	F-1.003	105.975	150.00	105.957	225
F-5	107.200	F-2.000	106.300	60.00	106.267	150
F-6	107.200	F-1.004	105.957	138.70	105.797	225
F-7	106.800	F-1.005	105.797	22.00	105.118	225
F-8	107.295	F-3.000	105.500	89.70	105.375	225
F-9	106.600	F-3.001	105.375	51.50	104.725	225
F-10	105.950	F-3.002	104.725	200.00	104.626	225
F-11	105.950	F-1.006	104.626	158.80	104.525	225
F-12	105.500	F-1.007	104.525	23.30	103.825	225
F-13	104.550	F-1.008	103.825	34.90	102.575	225
F-14	103.300	F-1.009	102.575	23.50	101.825	225

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	29.02.22	SUITABLE FOR INFORMATION	EH	MK

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Client: MSJAG LTD
Project: PROSPECT HOUSE, STOCKING LANE RATHFARNHAM
Title: PROPOSED DRAINAGE LAYOUT

Code | Originator | Zone | Level | Type | Role | Number | Status | Revision
S627 | OCSC | XX | XX | DR | C | 0500 | S3 | P01

Date: APR' 22 Scale: 1:250 @ A1 Drn by:EH Chkd by:MK Aprvd by: MOR