

gannon + associates

+ 087 910 1600
+ info@gannonandassociates.ie
+ 6 Lower Kimmage Road, D6W
+ gannonandassociates.ie

REPORT TO INFORM SCREENING FOR APPROPRIATE ASSESSMENT

for

**PROPOSED SINGLE-STOREY EXTENSION,
PIPERSTOWN, BOHERNABRENNNA,
TALLAGHT, DUBLIN 24**

On behalf of

Michael Collins & Claire Phibbs

JULY 2022

TABLE OF CONTENTS

1 INTRODUCTION	3
1.1 BACKGROUND	3
1.2 LEGISLATIVE CONTEXT	3
1.3 MANAGEMENT OF EUROPEAN SITES.....	3
2 METHODOLOGY	4
2.1 LEGISLATION AND GUIDANCE	4
2.2 DESKTOP STUDY.....	4
3 PROJECT DESCRIPTION.....	7
3.1 SITE LOCATION	7
3.2 BASELINE ENVIRONMENT	7
3.3 DESCRIPTION OF PROPOSED DEVELOPMENT	8
4 EUROPEAN SITES	11
4.1 SOURCE-PATHWAY-RECEPTOR.....	11
4.2 SUMMARY	13
5 PLANS AND PROJECTS WHICH COULD ACT IN-COMBINATION	14
6 ASSESSMENT OF SIGNIFICANCE.....	15
7 CONCLUDING STATEMENT	16
8 REFERENCES	17

1 INTRODUCTION

1.1 Background

Gannon + Associates were commissioned by Michael Collins and Claire Phibbs, the applicants, to produce an Appropriate Assessment Screening Report in regards to the proposed single-storey extension at Piperstown, Bohernabrenna, Tallaght, Dublin 24. The site comprises an existing cottage in addition to a number of agricultural sheds and outbuildings.

This report contains information for the competent authority, in this case South Dublin County Council, to undertake a screening exercise for appropriate assessment in relation to the proposed development. The purpose of this report is to assess the potential for significant effects on relevant Natura 2000 sites (hereafter referred to as "European sites") from the proposed development in the context of the qualifying features and conservation objectives of such sites.

1.2 Legislative Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (hereafter referred to as "The Habitats Directive") provides a legal protection to both habitats and species of European Community interest. Articles 3 to 9 of the Directive give the legislative means to provide this protection via the designation and conservation of an EU-wide network of sites. This network of sites is composed of Special Areas of Conservation (SACs), designated under the Habitats Directive, and Special Protection Areas (SPAs), designated under the Conservation of Wild Birds Directive 79/409/ECC (hereafter referred to as "The Birds Directive"), which together form the Natura 2000 network of protected sites.

Articles 6(3) and 6(4) of the Habitats Directive layout the decision-making process for any projects or plans likely to affect European sites. Article 6(3) 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."

1.3 Management of European Sites

The proposed project comprises a single-storey extension and is not connected to, or necessary for, the management of any European site.

2 METHODOLOGY

2.1 Legislation and Guidance

The following guidance documents were consulted and followed in the completion of this Appropriate Assessment Screening Report:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10;
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2001); and
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (European Commission, 2018).

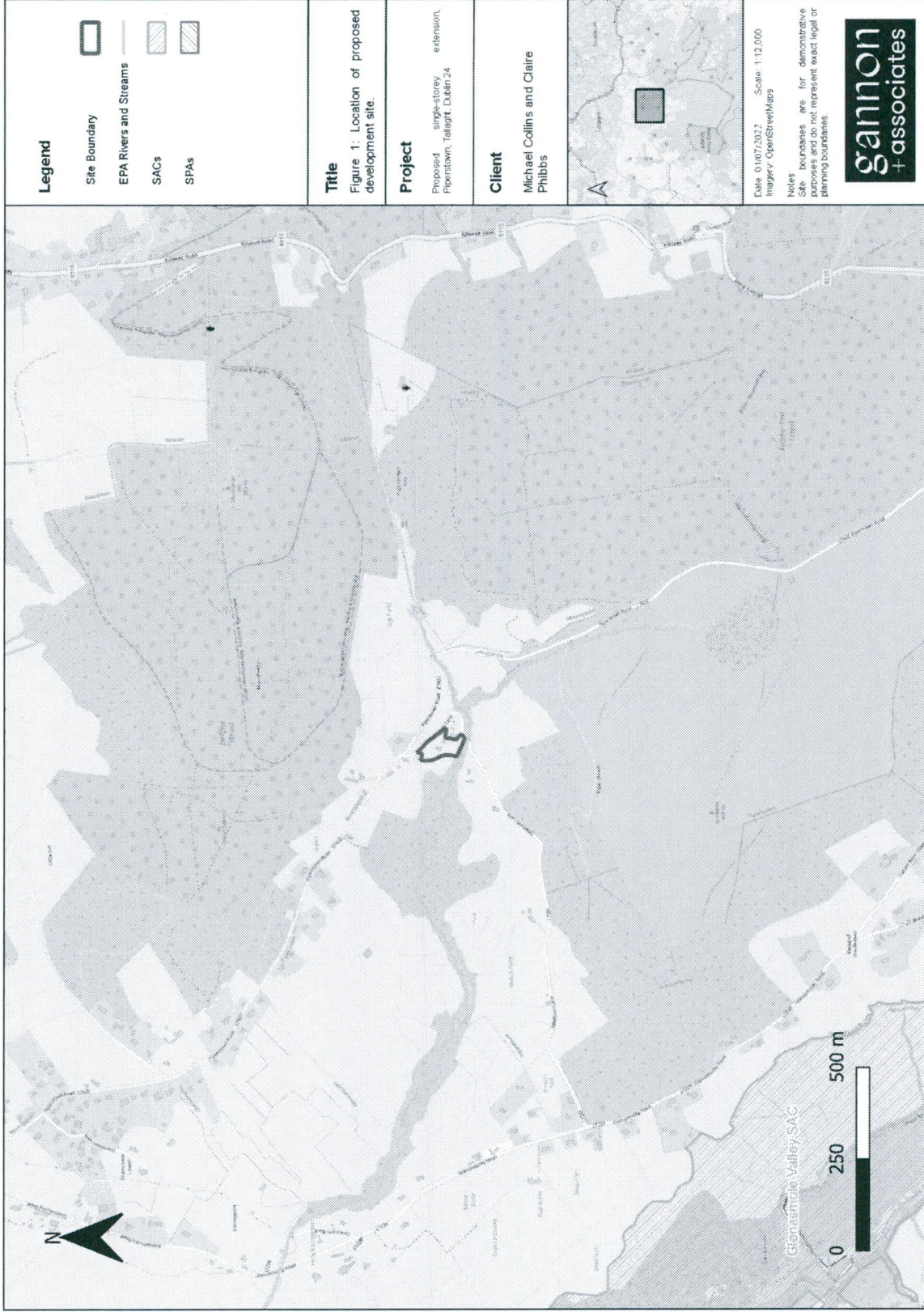
The Appropriate Assessment Screening methodology utilised in this report follows the above guidance. This includes adherence to the following steps:

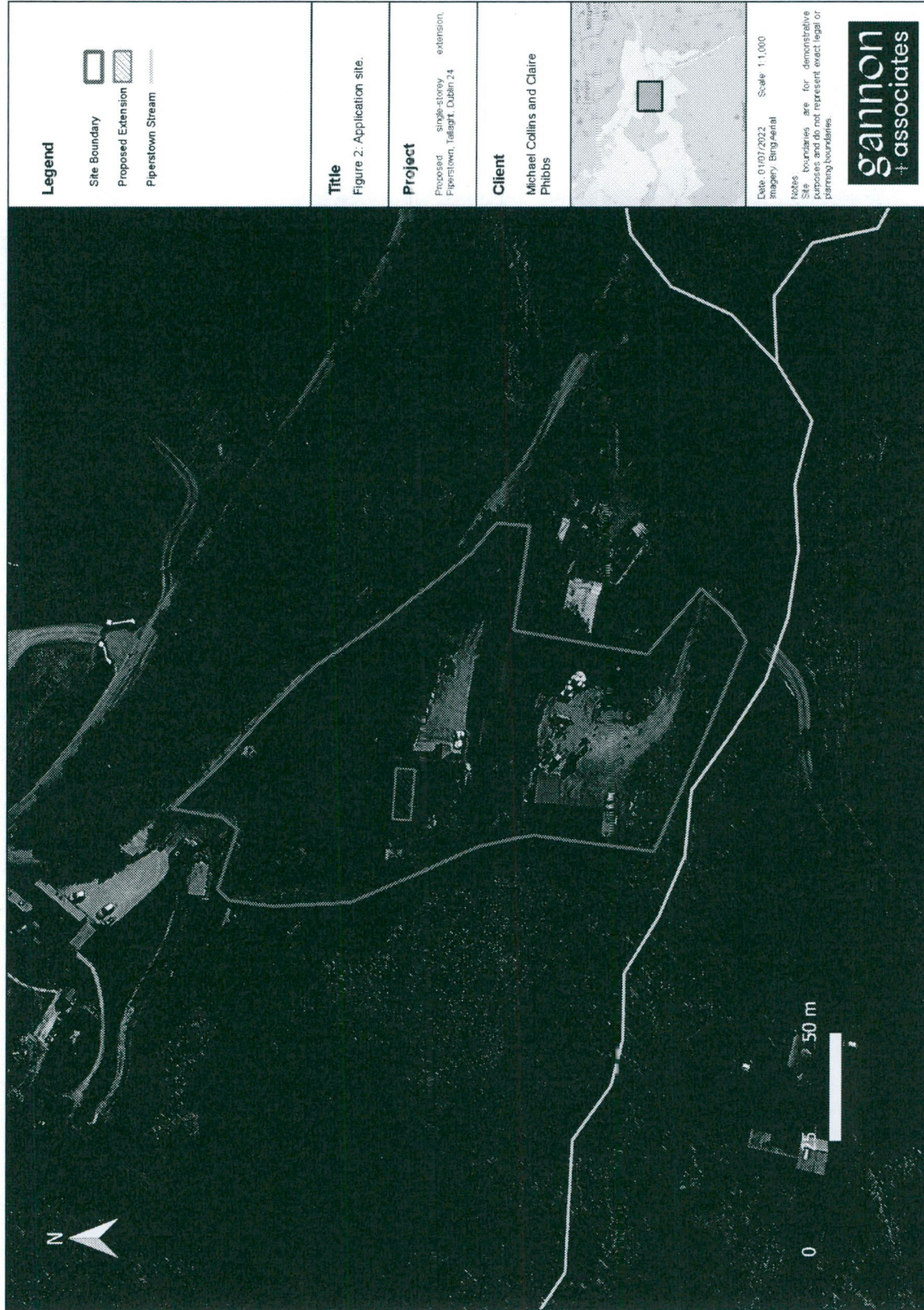
- Establish whether the plan is directly connected with or necessary for the management of a European site;
- Description of the plan or project and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the European site;
- Identification of European sites potentially affected;
- Identification and description of potential effects on the European site;
- Assessment of the likely significance of the impacts identified on the European site; and
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

2.2 Desktop Study

A review of available relevant information was conducted in order to reach the conclusions outlined in this report. This review, completed in June 2022, relied on the following information sources:

- Information on European sites and their qualifying features and conservation objectives, available from the National Parks and Wildlife Service (NPWS) at www.npws.ie;
- Information on waterbodies, water quality data and catchment areas available from the Environmental Protection Agency (EPA) at www.epa.ie;
- Information on geology, soils and hydrogeology available from the Geological Society of Ireland (GSI) available at www.gsi.ie;
- Satellite imagery and mapping available from multiple sources including: Ordnance Survey Ireland (OSI), Google, Bing and Digital Globe;
- Information on the status of EU protected species and habitats in Ireland (NPWS 2019a & 2019b);
- Information on any relevant consented, in-progress or existing developments available from the respective County Council online resources; and
- Information on the location, design and extent of the proposed development provided by the applicant and/or their agents.





3 PROJECT DESCRIPTION

3.1 Site Location

The application site is located within the townland of Piperstown, located between Montpellier Hill and the Glensamole Valley in the Dublin Mountains. The site is bounded to the north and west by agricultural land, to the east by a residential dwelling, and to the south by the Piperstown Stream and Newtown Lane.

The proposed development site is wholly located outside of any European sites and there are no European sites within the immediate surrounding area. The closest European site to the proposed development is the Glensamole Valley SAC, situated approximately 1.3km to the west. The Wicklow Mountains SAC is located approximately 1.6km to the south and the Wicklow Mountains SPA is situated approximately 2.8km to the south-east. All other European sites are greater than 9km distant from the proposed development site.

3.2 Baseline Environment

The application site comprises an existing dwelling in addition to a number of agricultural sheds and out-buildings. There is an agricultural grassland field (GA1^a) in the northern area of the site. The site is bounded on all sides by established hedgerows (WL1).

The Piperstown Stream (EPA code: 09P04) flows adjacent to the southern boundary of the proposed development site, passing under Newtown Lane. The Piperstown Stream rises in hills west of the development site, and ultimately outflows the River Dodder in Glensamole Valley approximately 2.5km downstream of the development site. The qualifying features of Glensamole Valley SAC comprise two species-rich grassland habitats and a petrifying springs. These habitats are all located upstream of the outflow point of the Piperstown Stream within the SAC (NPWS, 2021).

The Piperstown Stream is situated over 50m from the proposed works area within the site. The intervening area between the development works and the Piperstown stream comprises a dense mature hedgerow, a yard, some scrub and strip of riparian vegetation. This intervening area forms a natural barrier to any potential pollutants to enter the stream during construction works. During the operational phase foul waters will be directed to the existing septic tank servicing the dwelling and surface waters will be directed to an on-site soakaway. There is no functional hydrological connectivity between the proposed development and any European sites.

^a Habitat codes from *A Guide to Habitats in Ireland* (Fossitt, 2000).



FIGURE 3. INTERVENING AREA BETWEEN WORKS AREA AND PIPERSTOWN STREAM (DWELLING NOT VISIBLE, LOCATED BEYOND FAR SHEDS).

3.3 Description of Proposed Development

The proposed development comprises the construction of a single-storey extension to the rear of the existing detached cottage. The extension will include a slate roof with rooflights. An additional two rooflights are proposed to the existing front slate roof. The development also comprises internal alterations and associated site works.

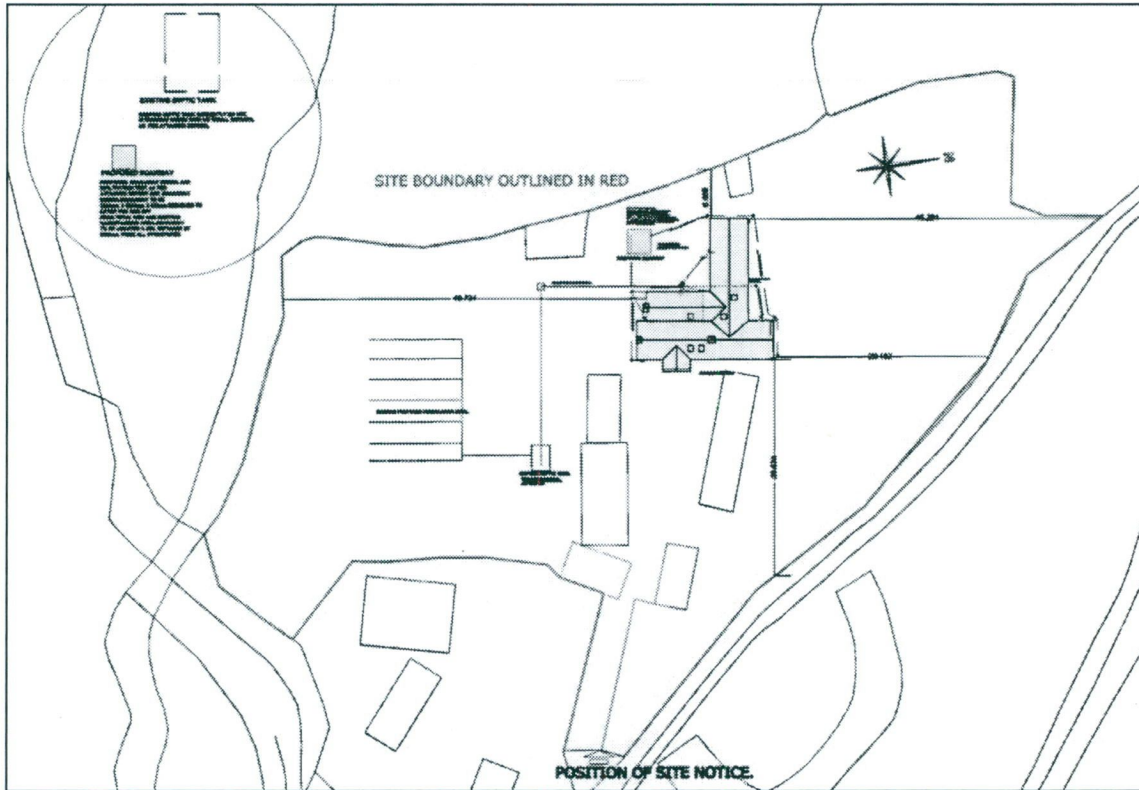


FIGURE 4. LAYOUT OF PROPOSED DEVELOPMENT.



4 EUROPEAN SITES

4.1 Source-Pathway-Receptor

In order to identify any connectivity between the proposed development and European sites, and to identify any potential effects on European sites as a result of the proposed development, a source-pathway-receptor approach has been applied.

In order for there to be a potential effect on a European site from the proposed development, there must be connectivity via an identified source (e.g. noise emissions or surface water run-off), a receptor (e.g. a qualifying interest or special conservation interest of a European site) and a pathway between the source and the receptor (e.g. a watercourse). As a starting point, and adopting the precautionary principle and considering the small scale nature of the project (i.e. a single-storey extension to existing dwelling), all European sites within a 10km distance of the proposed development have been included for source-pathway-receptor assessment. Following this, if necessary, further European sites outside of this 10km area are assessed where connectivity may exist.

Where source-pathway-receptor connectivity is identified between the proposed development and a European site, the potential effect is then further assessed for its significance.

TABLE 1. EUROPEAN SITES WITHIN 5KM OF THE PROPOSED DEVELOPMENT, OR WHERE A SOURCE-PATHWAY-RECEPTOR LINK EXISTS.

Site Name and Code	Approx. Dist. to Site	Qualifying Features ^b	Source-Pathway-Receptor Assessment
Special Areas of Conservation (SAC)			
Glensamole Valley SAC [001209]	1.3km	[6210] Orchid-rich Calcareous Grassland* [6410] Molinia Meadows [7220] Petrifying Springs*	<p>The SAC is located approximately 1.3km south-west of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m^c, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The Piperstown Stream flows adjacent to southern boundary of proposed development site, which joins the River Dodder in Glensamole Valley approximately 2.5km further downstream. The Piperstown Stream is situated over 50m from the proposed works area within the site. The intervening area between the development works and the Piperstown stream comprises a dense mature hedgerow, a yard, some scrub and strip of riparian vegetation. This intervening area forms a natural barrier to any potential pollutants to enter the stream during construction works. During the operational phase foul waters will be directed to the existing septic tank servicing the dwelling and surface waters will be directed to an on-site soakaway. The qualifying habitats of the SAC are all located upstream of the outflow point of the Piperstown Stream (NPWS, 2021).</p>

^b * = priority; numbers in brackets are Natura 2000 codes.

			<p>There is no functional hydrological connectivity to the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
Wicklow Mountains SAC [002122]	1.6km	<p>[3110] Oligotrophic Waters containing very few minerals [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [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 (<i>Lutra lutra</i>)</p>	<p>The SAC is located approximately 1.6km south of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats and species within the SAC (i.e. 50, as outlined in IAQM (2014) and 150m for otter as outlined in NRA (2009)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The SAC is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
Knocksink Wood SAC [000725]	9.2km	<p>[7220] Petrifying Springs* [91E0] Alluvial Forests*</p>	<p>The SAC is located approximately 9.2km east of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The SAC is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
Special Protection Areas (SPA)			
Wicklow Mountains SPA [004040]	2.8km	<p>Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p>	<p>The SPA is located approximately 2.8km south-east of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for noise or dust-related effects on habitats or SCI species within the SPA (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The SPA is designated for breeding merlin and peregrine falcon. These species nest in upland blanket bog and rock faces/ledges respectively. The proposed development comprises a dwelling, farm buildings, grassland and hedgerows. There is no suitable breeding habitat for these species within the proposed development site. As such, there is no connectivity between</p>

^c The Institute of Air Quality Management 'Guidance on the Assessment of dust from demolition and construction' (IAQM, 2014) prescribes potential dust emission risk classes to ecological receptors. The guidelines specify that, for highly sensitive ecological receptors, sensitivity to dust is 'High' up to 20m from the source, 'Medium' up to 50m from the source and reduces to 'Low' at distances over 50m from the source.

			<p>the proposed development and the SCI species of the SPA.</p> <p>The SPA is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SPA.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SPA. There is no potential for impact.</p>
--	--	--	--

4.2 Summary

There is no source-pathway-receptor connectivity between the proposed development and any European sites.

5 PLANS AND PROJECTS WHICH COULD ACT IN-COMBINATION

As there is no connectivity between the proposed development and any European site, there is no potential for any in-combination effects with any other plans or projects.

6 ASSESSMENT OF SIGNIFICANCE

There is no connectivity between the proposed development and any European sites. There are no likely effects on European sites identified from the proposed development and, as such, there is no potential for significant effects.

7 CONCLUDING STATEMENT

In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed development and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the authors of this report that, on the basis of objective information, the possibility may be excluded that the proposed development will have a significant effect on any European sites.

8 REFERENCES

DEHLG. (2009). Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. Department of Environment, Heritage and Local Government.

European Commission. (2001). Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Communities, Luxembourg.

European Commission. (2018). Managing Natura 2000 sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC. Brussels.

Fossitt, J. A. (2000). A Guide to Habitats in Ireland. Kilkenny: The Heritage Council.

IAQM (2014). Guidance on the assessment of dust from demolition and construction. Institute of Air Quality Management, London.

IECS (2013). Waterbird Disturbance and Mitigation Toolkit - TIDE Toolbox. Institute of Estuarine and Coastal Studies, University of Hull.

NPWS (2010). Circular NPW 1/10 & PSSP 2/10. Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government.

NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage

NPWS (2019a). The Status of EU Protected Habitats and Species in Ireland. Species Assessments Volume 2, Version 1.0. National Parks & Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.

NPWS (2019b). The Status of EU Protected Habitats and Species in Ireland. Species Assessments Volume 3, Version 1.0. National Parks & Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.

