Kelland Homes

# Appropriate Assessment Screening Report

Clonburris K1, Dublin 22

604090 01 (04)

JUNE 2022

RSK

# RSK GENERAL NOTES

**Project No.:** 604090 01 (04)

**Title:** AA Screening Report Clonburris K1, Dublin 22

**Client:** Kelland Homes

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| Date: | 27/06/2022 | Date: | 30/05/2022 |

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# EXECUTIVE SUMMARY

- Blackstaff Ecology was commissioned by RSK to prepare an Appropriate Assessment (AA) Screening report for a housing development at Clonburris Strategic Development Zone (SDZ), Co. Dublin (Irish Grid: O 06442 32486).
- This Screening for Appropriate Assessment report is based on the best available scientific information and design information provided by RSK, which is considered adequate to undertake a screening determination and having regard to:
  - The nature and scale of the proposed development on existing developed urban land;
  - The likelihood for disturbance to designation feature species of European sites;
  - The distance from European sites and the nature of intervening habitats; and
  - Any direct or indirect hydrological connections with regard to the Source-Pathway-Receptor model.
- It is concluded that the proposed upgrade, individually or in-combination with other plans or projects, is not likely to have a significant effect on any European sites, in view of the said sites' conservation objectives. An appropriate assessment is, therefore, not required.

# INTRODUCTION

## 1.1 Background

1.1.1 Blackstaff Ecology Ltd was appointed by RSK, to undertake an Appropriate Assessment (AA) Screening Report of a proposed housing development at the eastern end of Clonburris Strategic Development Zone, as set out in the Clonburris SDZ Planning Scheme (South Dublin County Council, 2019) – "the Site". The Site measures approximately 6.3 ha and is located west of the Ninth Lock Road and east of Clondalkin & Fonthill train station at Irish Grid ref O 06442 32486 (illustrated in Figure 1).

## 1.2 Statement of authority

1.2.1 This report was prepared and undertaken by Dr Florentine Spaans BSc MSc PhD MRSB, reviewed by Dr Brian Sutton BSc PhD CEnv MCIEEM and approved by Cormac Loughran MSc CEnv MCIEEM of Blackstaff Ecology Ltd.

1.2.2 Dr Spaans was awarded a PhD in Ecology by Queen's University, Belfast. Prior to working at Blackstaff Ecology, she worked as a Plant Health Inspector in Forest Service for 3 years. During this time, she planned and carried out surveillance of quarantine organisms harmful to plants across Northern Ireland. In so doing she gained experience of conducting vegetation surveys in varied habitats. She also worked as a research assistant at Queen's University, Belfast and has been responsible for fieldwork and sampling for various ecological projects. Since joining Blackstaff Ecology, she has completed numerous PEAs, extended Phase 1 and Phase 2 habitat surveys, non-native invasive species surveys and several Habitat Regulation Assessments/ Appropriate Assessments.

1.2.3 Dr Sutton was awarded a PhD in Environmental Science by the University of Ulster. Prior to working at Blackstaff Ecology, he worked as a member of the Habitat Survey Team of the Environment and Heritage Service (now the Northern Ireland Environment Agency) for two years. Following this, he worked as a consultant ecologist for AECOM Ltd for 15 years, carrying out habitat, bird and mammal surveys for a wide range of governmental and private clients. Projects undertaken were at a range of scales, from small private developments to major infrastructure projects. Brian has been a Principal Ecologist at Blackstaff Ecology for the past six years.

1.2.4 Cormac Loughran is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Cormac has worked professionally as a Consultant Ecologist for the past twelve years. He holds an MSc (Distinction) in Environmental Management from the University of Ulster and has extensive experience in a broad range of flora and fauna surveys. He has undertaken and coordinated the EcIAs for numerous infrastructure developments.

1.2.5 Cormac is also an experienced field naturalist and prior to his consultancy work, he worked as a warden/ranger for The National Trust on a number of important nature reserves between 1995 and 2004. These included Crom Estate in County Fermanagh and Murlough NNR and Slieve Donard in County Down. Cormac therefore also has a wide range of habitat management experience including broadleaved woodland, wetland, dune grassland, wet and dry heathland and blanket bog.

## 1.3 Legislative context

1.3.1 The legislative context of Appropriate Assessments is summarised below.

### The EU Habitats and Birds Directives

1.3.2 The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, - "The Habitats Directive", and Directive 2009/147/EC on the conservation of wild birds – "The Birds Directive" provide for the legal protection of habitats and species of European importance.

1.3.3 The assessment of impacts is required for any plan or project that has the potential to have effects on any Designated European Site i.e. Special Area of Conservation (SAC) or Special Protection Area (SPA), The Habitats Directive was formulated as a direct result of the continuous deterioration of natural habitats and the increasing impacts on wild species arising in the most part as a result of development and agricultural activity. The main aim of the EC Habitats Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance.

1.3.4 The Habitats Directive introduces the 'Precautionary Principle" approach towards proposals whereby projects can only be permitted having ascertained that there is not likely to be any significant impact on the conservation status of the designated site. Article 6 of the Directive has three main provisions. This structure provides for a clear distinction between Article 6(1) and (2) which define a general regime while Article 6(3) and (4) define the procedures to be applied to specific circumstances and establish the requirement for Appropriate Assessment.

1.3.5 Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites:

- "3. 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.

- 4. 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 a social or economic 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."

1.3.6 Article 6 reflects the overall aim of the Habitats Directive of "promoting biodiversity by maintaining or restoring certain habitats and species at 'favorable status' within the context of Natura 2000 sites" while taking into account economic, social, cultural and regional requirements as a means to achieving sustainable development.

1.3.7 These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011. These regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in various Court of Justice of the European Union (CJEU) judgements.

### Stages of Appropriate Assessment

1.3.8 The following guidance was referenced regarding the stages of Appropriate Assessment:

- 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, referred to as the "EC Article 6 Guidance Document (EC2000)"
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government publication (December 2009) referred to as "DEHLG (2009)"
- Appropriate Assessment Screening for Development Management, OPR Practice Note PN01. Office of the Planning Regulator March 2021 hereafter referred to as "OPR (2021)"

1.3.9 Appropriate Assessment comprises up to four stages:

#### *Stage One: Screening*

*1.3.10* The process which identifies the likely impacts upon a European site of a project or plan, either alone or in combination with other projects or plans and considers

whether these impacts are likely to be significant. Four steps are described as part of the screening process in OPR (2021):

- Step 1: Description of proposed development and site characteristics. This stage considers the nature and extent of the proposed development and characteristics of the immediate environment by providing a brief description.
- Step 2: Identification of relevant European sites. Potentially relevant European sites are listed according to their geographical proximity, hydrological connections and other characteristics and vulnerabilities that link the site of development to the European site.
- Step 3: Assessment of likely significant effects using the Source-Pathway-Receptor model. This determines whether or not there is a pathway of effect on the qualifying interests of the European sites. The Source-Pathway-Receptor model is described in detail in OPR (2021).
- Step 4: Screening determination and possible outcomes. This is a clear statement of the conclusion reached and the basis upon it was reached. If significant effects can be ruled out then it is not necessary to proceed to Stage two. If significant effects are certain, likely or uncertain then Stage two must be completed.

***Stage Two: Appropriate Assessment***

- The consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect 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. A Stage 2 report is usually referred to as a Natura Impact Statement (NIS).

***Stage Three: Assessment of 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 European site.

***Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain***

- An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

1.3.11 The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any impacts on European sites by identifying possible impacts early in the plan-making process and avoiding such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in impacts on European sites, and no further practicable mitigation is possible, then it must be rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats

Directive, then compensation measures are required for any remaining adverse effect.

# 2.0 STAGE 1 - SCREENING

## 2.1 Description of the proposed development

2.1.1 A description of the proposed development site is given in table 1 below, as recommended by OPR (2021).

**Table 1.** Summary table outlining site features and project description.

| STEP 1. Description of the proposal and local site characteristics | |
|---|---|
| **File Reference No** | Not known |
| **Brief description of the project** | Kelland Homes Ltd seeks permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within part of the development areas of Clonburris Urban Centre (i.e. CUC-S4) and Clonburris South East (i.e. CSE-S1 & CSE-S2), as identified in the Clonburris SDZ Planning Scheme 2019.<br><br>The proposed development consists of the construction of 294 no. dwellings, crèche and retail / commercial unit, comprised of:<br>• 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses;<br>• 104 no. 2 & 3 bed duplex units accommodated in 10 no. 3 storey buildings;<br>• 72 no. 1 & 2 bedroom apartments in 2 no. 4 & 6 storey buildings;<br>• 1 no. 2 storey creche (c.520.2m²);<br>• 1 no. 2 storey retail /commercial unit (c.152.1m²).<br><br>Access to the development will by via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted infrastructural works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular |

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| | underground storage systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SDZ lands (including future Irish Water pumping station permitted under SDZ21A/0006).<br><br>The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking, bicycle parking, bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations.<br><br>This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015. |
| **Brief description of site characteristics** | The Site measures ca. 6.3 ha and is located at the eastern end of the SDZ, west of the Ninth Lock Road and east of Clondalkin & Fonthill train. The railway line runs immediately north of the Site and the Grand Canal is located ca. 90 m from the southern Site boundary. Habitats found on the site include dry meadow (GS2) and hedgerow (WL1), some of which have been recently removed or cut back, leaving the area covered with small branches and wood chip (ED2). A number of drainage ditches, partially filled with mostly stagnant water, run along the hedgerows (FW4). A large ruined stone building (BL1), heavily overgrown with ivy and other vegetation, is present in the south-eastern end of the Site and the area of woodland that previously existed around the building has been recently cleared (WS5). There is an area of recolonising bare ground in the north-eastern corner (ED3) with an earth bank (BL2) covered in dry meadow beside it, likely composed of soil and debris scraped from the area of recolonizing bare ground. Metal fencing separates the Site from a concrete walkway and the railway tracks to the north and from a strip of scrub leading up to Ninth Lock Road to the east of the Site. |
| **Relevant prescribed bodies consulted** | DEHLG (NPWS); EPA; OPW |
| **Response to consultation** | Information retrieved from publicly available online databases (EPA, OPW, Inland Fisheries Ireland); No response to date from NPWS |

## 2.2 European Sites within the project Zone of Influence

2.2.1 DEHLG (2010) guidance, referenced by NPWS (2020), suggests that the Zone of Influence on a European site is likely to lie within 15km of the site, but may be significantly less for smaller projects with limited pathways for effects. Where likely effect pathways are longer, the Zone of Influence extends to the distance of the pathway, following the Precautionary Principle. The proposed scheme is for a relatively large development, but, due to the nature of the scheme, with likely localised effects on environmental receptors. A 15km radius is therefore used as the potential Zone of Influence of the scheme, while also bearing in mind the potential for a wider Zone if effect pathways are found to be present. Table 2 examines the potential for the scheme to have effects on Natura 2000 sites within 15km and at a greater distance where potential effect pathways have been identified. Qualifying interests for each site are taken from the data sheets prepared by the NPWS.

**Table 2.** European sites (SACs and SPAs) in the potential zone of influence of the proposed development.

| **STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.** | | | | |
|---|---|---|---|---|
| **European site name and code** | Qualifying Interests | Distance from proposed develop-ment | Connections (Source-Pathway-Receptor) | Consider-ation for further screen-ing |
| **Rye Water Valley SAC (IE001398)** | Petrifying springs with tufa formation (*Cratoneurion*) [7220]<br>Narrow-mouthed Whorl Snail (*Vertigo angustior)r* [1014]<br>Desmoulin's Whorl Snail (*Vertigo moulinsiana*) [1016]Redshank (*Tringa totanus*) [A162] | 6.5 km NW | No<br>The site is in a different watershed area and any emissions will be sufficiently diluted by distance to have no likely significant effect | No |
| **Glenasmole Valley SAC (IE001209)** | Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210]<br>*Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410] | 8.3 km SSE | No<br>There is no hydrological connection and any emissions will be diluted sufficiently by | No |

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| | Petrifying springs with tufa formation (*Cratoneurion*) [7220] | | distance to have no likely significant effect | |
| **Wicklow Mountains SAC (IE002122)** | Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoto-Nanojuncetea* [3130]<br>Natural dystrophic lakes and ponds [3160]<br>Northern Atlantic wet heaths with *Erica tetralix* [4010]<br>European dry heaths [4030]<br>Alpine and Boreal heaths [4060]<br>Calaminarian grasslands of the Violetalia calaminariae [6130]<br>Species-rich *Nardus* grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [6230]<br>Blanket bog (*active only) [7130]<br>Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110]<br>Calcareous rocky slopes with chasmophytic vegetation [8210]<br>Siliceous rocky slopes with chasmophytic vegetation [8220]<br>Old sessile oak woods with *Ilex* and *Blechnum* in British Isles [91A0]<br>Otter (*Lutra lutra*) [1355] | 10.5 km S | Yes<br>Increases in residential housing in may put increased recreational pressure on the SAC, particularly in conjunction with other development in the wider Dublin area. | Yes |
| **Wicklow Mountains SPA (IE004040)** | Merlin (*Falco columbarius*) [A098]<br>Peregrine (*Falco peregrinus*) [A103] | 12.5 km N | No<br>The site is unlikely to be within the home range of the designation | No |

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| | | | feature species | |
| **Dublin Bay South SAC (IE000210)** | Mudflats and sandflats not covered by seawater at low tide [1140]<br>Annual vegetation of drift lines [1210]<br>*Salicornia* and other annuals colonising mud and sand [1310]<br>Embryonic shifting dunes [2110] | 12.4 km W | Yes<br>There is a weak and indirect hydrological connection to the Site | Yes |
| **South Dublin Bay and River Tolka Estuary SPA (IE004024)** | Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]<br>Oystercatcher (*Haematopus ostralegus*) [A130]<br>Ringed Plover (*Charadrius hiaticula*) [A137]<br>Grey Plover (*Pluvialis squatarola*) [A141]<br>Knot (*Calidris canutus*) [A143]<br>Sanderling (*Calidris alba*) [A144]<br>Dunlin (*Calidris alpina*) [A149]<br>Bar-tailed Godwit (*Limosa lapponica*) [A157]<br>Redshank (*Tringa totanus*) [A162]<br>Black-headed Gull (*Chroicocephalus ridibundus*) [A179]<br>Roseate Tern (*Sterna dougallii*) [A192]<br>Common Tern (*Sterna hirundo*) [A193]<br>Arctic Tern (*Sterna paradisaea*) [A194]<br>Wetland and Waterbirds [A999] | 12.4 km W | Yes<br>There is a weak and indirect hydrological connection to the Site | Yes |
| **Dublin Bay North SAC (IE000206)** | Mudflats and sandflats not covered by seawater at low tide [1140]<br>Annual vegetation of drift lines [1210]<br>*Salicornia* and other annuals colonising mud and sand [1310]<br>Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] | 15.0 WNW | Yes<br>There is a weak and indirect hydrological connection to the Site | Yes |

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| | Mediterranean salt meadows (*Juncetalia maritimi*) [1410]<br>Embryonic shifting dunes [2110]<br>Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120]<br>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]<br>Humid dune slacks [2190]<br>Petalwort (*Petalophyllum ralfsii*) [1395 | | | |
| **North Bull Island SPA (IE004006)** | Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]<br>Shelduck (*Tadorna tadorna*) [A048]<br>Teal (*Anas crecca*) [A052]<br>Pintail (*Anas acuta*) [A054]<br>Shoveler (*Anas clypeata*) [A056]<br>Oystercatcher (*Haematopus ostralegus*) [A130]<br>Golden Plover (*Pluvialis apricaria*) [A140]<br>Grey Plover (*Pluvialis squatarola*) [A141]<br>Knot (*Calidris canutus*) [A143]<br>Sanderling (*Calidris alba*) [A144]<br>Dunlin (*Calidris alpina*) [A149]<br>Black-tailed Godwit (*Limosa limosa*) [A156]<br>Bar-tailed Godwit (*Limosa lapponica*) [A157]<br>Curlew (*Numenius arquata*) [A160]<br>Redshank (*Tringa totanus*) [A162]<br>Turnstone (*Arenaria interpres*) [A169]<br>Black-headed Gull (*Chroicocephalus ridibundus*) [A179]<br>Wetland and Waterbirds [A999] | 15.0 WNW | Yes<br>There is a weak and indirect hydrological connection to the Site. Black-headed Gulls may use inland fields close to settlements for foraging, in greatest numbers during the winter. This qualifying feature species of the SPA may therefore utilise the site. | Yes |

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| **Rockabill to Dalkey Island SAC (IE003000)** | Reefs [1170]<br>Harbour Porpoise (*Phocoena phocoena*) [1351] | 20.6 km SW | Yes<br>There is a very weak and indirect hydrological connection to the Site | Yes |
| **Howth Head SAC (IE000202)** | Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]<br>European dry heaths [4030] | 20.7 km WNW | Yes<br>There is a very weak and indirect hydrological connection to the Site | Yes |
| **Howth Head Coast SPA (IE004113)** | Kittiwake (*Rissa tridactyla*) [A188] | 23.3 km WNW | Yes<br>There is a very weak and indirect hydrological connection to the Site | Yes |
| **Irelands's Eye SAC (IE002193** | Perennial vegetation of stony banks [1220]<br>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] | 23.6 km NW | Yes<br>There is a very weak and indirect hydrological connection to the Site | Yes |

**European priority habitat.*

**Assessment of Effects**

2.2.2 The likely significance of effects of the proposed project on a Natura 2000 site and its conservation objectives has been assessed taking into account the source-pathway-receptor model. The source is defined as the individual elements of the proposed project that have the potential to impact on the Natura 2000 site, its qualifying features and its conservation objectives. The pathway is defined as the means or route by which effects arising from a source can migrate to the receptor. The receptor is defined as the Natura 2000 site and its qualifying features. Each element can exist independently; however a potential impact is created where there is a linkage between the source, pathway and receptor.

2.2.3 The development may have an effect on nine European sites as determined through the presence of a potential pathway of effect. This assessment aims to identify all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site.

**Table 3.** Table outlining possible direct or indirect effects of the project on any relevant Natura 2000 site.

| **STEP 3. Assessment of Likely Significant Effects** | |
|---|---|
| **(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project** | |
| **Impacts** | Possible Significance of Impacts: (duration/magnitude etc.) |
| **Construction phase e.g.:**<br><br>**Surface water runoff from soil excavation/ infill/landscaping (including borrow pits);** landscaping associated with sports pitches and infill with road construction)<br><br>**Storage of excavated/construction materials;** materials stored near waterways could affect European sites | Wicklow Mountains SAC<br><br>There is no pathway of impact on the SAC associated with the construction phase.<br><br>Dublin Bay South SAC, Dublin Bay North; Rockabill to Dalkey Island SAC; Howth Head SAC; Ireland's Eye SAC<br><br>The hydrological connection to the coastal SACs in and around Dublin Bay is sufficiently weak that any potential effects can be discounted. The closest of these is Dublin Bay South at 12.4 km distance and the connection is potentially via the Grand Canal to the South, which connects with Dublin Bay. A buffer of ca. 90 m exists between the Site and the Canal. Surface water runs through drains to join the existing stormwater network at the south-eastern end of the Site, running along Station Road to discharge into an open watercourse in the industrial estate.<br><br>South Dublin Bay and River Tolka Estuary SPA; North Bull Island SPA.<br><br>Gull species from these SPAs have the potential to use the Site of proposed development for foraging, particularly in winter. The Wintering Bird Survey (2020/21) recorded black-headed gull on four occasions within or in close proximity to the proposed development site, and the site clearly does not attract a significant proportion of the local wintering population. Further, these are opportunistic, wide-ranging, generalist species, and it is unlikely that a relatively small area at a remote distance from the Natura |

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| | sites will form a significant element of the foraging strategy of individuals of these species. Construction activities on the site will not have a likely significant impact on the designation species of the Natura sites.. |
| **Operational phase:**<br><br>**Surface water runoff containing contaminant or sediment;** surface water will eventually discharge into open watercourses<br><br>**Potential for accidents or incidents;** A higher local population density represents a higher risk of local pollution events, fly-tipping and possibly sewage overflows<br><br>**Noise/vibration;** Increased noise associated with the residential units may make the area less attractive for local birds and wildlife<br><br>**Changes to water/groundwater due to drainage or abstraction;** SUDs and connection to the stormwater drainage system would mean that regular flooding is less likely and wet areas for waterfowl and waders will disappear<br><br>**Presence of people, vehicles and activities**; 282 residential units represents a substantial increase in the local population and local recreational activities<br><br>**Physical presence of structures;** the presence of new high-rise buildings represent a collision risk for birds and bats | Wicklow Mountains SAC<br><br>The Wicklow Mountains SAC comes under increasing recreational pressure with the growing population of Dublin City, of which the proposed 282 residential units are a small part. However potential damage to sensitive upland habitats through trampling by any increase in the numbers of visitors resulting from the proposed development are likely to be indiscernible.<br><br>Dublin Bay South SAC; Dublin Bay North; Rockabill to Dalkey Island SAC; Howth Head SAC; Ireland's Eye SAC<br><br>The hydrological connection to the coastal SACs in and around Dublin Bay is sufficiently weak that any potential effects can be discounted. The closest of these is Dublin Bay South at 12.4 km distance and the connection is potentially via the Grand Canal to the South, which connects with Dublin Bay. A buffer of ca. 90 m exists between the Site and the Canal. Surface water runs through drains to join the existing stormwater network at the south-eastern end of the Site, running along Ninth Lock Road to Station Road, to discharge into an open watercourse in the industrial estate and ultimately into the Camac River. The foul water from the estate is to be pumped ultimately to Ringsend WwTP, which discharges into Dublin Bay.<br><br>South Dublin Bay and River Tolka Estuary SPA; North Bull Island SPA.<br><br>With a change in land use and drainage of the Site, gull species from these SPAs will no longer have the potential to use the Site of the proposed development for foraging. However, these are opportunistic, wide-ranging, generalist species and it is unlikely that a relatively small area at a remote distance from the Natura sites will form a significant element of the foraging strategy of individuals of these species. |

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| **In-combination/Other**<br>The entire SDZ is to be developed as outlined in the Scheme published by South Dublin County Council (2019)<br>**Presence of people, vehicles and activities**; The full planning scheme aims to 9,416 homes for 23,000 people, with 8 schools, 22.520 $m^2$ of retail floorspace, 12.5 km of cyclepaths and walkways while maintaining 90 ha of parks and open space.<br>**Recreational pressure;** the increased population will correspond to increased recreational use of local beauty spots<br>**Land use change;** the scarcity of undeveloped land in the Greater Dublin Area make sites such as Clonburris SDZ particularly valuable for wildlife | Wicklow Mountains SAC; Dublin Bay South SAC, North Dublin Bay SAC; Rockabill to Dalkey Island SAC; Howth Head SAC; Ireland's Eye SAC<br>The Wicklow Mountains SAC and coastal SACs will come under increasing recreational pressure with the growing population of Dublin City. Cumulative effects cannot therefore be completely ruled out. However potential damage to sensitive upland habitats through trampling by any increase in the numbers of visitors resulting from the proposed development is likely to be indiscernible.. There are no likely significant cumulative effect on the qualifying features of Wicklow Mountains SAC.<br>South Dublin Bay and River Tolka Estuary SPA; North Bull Island SPA.<br>With a change in land use and drainage of the Site, gull species from these SPAs will no longer have the potential to use the Site of proposed development for foraging. . However, these are opportunistic, wide-ranging, generalist species and it is unlikely that a relatively small area at a remote distance from the Natura sites will form a significant element of the foraging strategy of individuals of these species.. |
| **(b)Describe any likely changes to the European site:** | |
| Changes in key indicators of conservation status value (water or air quality etc.);<br>Interference with the key relationships that define the structure or ecological function of the site | Likely changes to the European Sites are increased recreational pressures associated with an increased population, but the relatively small increase in population resulting from the development, and within the likely visitor catchment of Natura sites, indicates that increased pressures arising from the development are likely to be indiscernible.<br>The large distance from all the European Sites, the relative scale of the development, and the behavioural characteristics (opportunistic, wide-ranging, adaptable and generalist) of gull species that are the most likely designation features species to use the site, means that |

| | |
|---|---|
| | effects on their foraging ability are likely to be so small as to be discounted. |
| **(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?** | |
| ☐ **Yes** ☒ **No** | The closest EU designated site that is connected by a possible pathway for effects is more than 10 km from the site of proposed development. All possible connections are sufficiently diluted that there are no likely significant effects |

## 2.3 Screening determination

**Table 4.** Screening determination statement, using template provided in OPR (2021).

| **STEP 4: Screening Determination Statement** | | |
|---|---|---|
| **The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives** | | |
| On the basis of the design information provided by the client, which is considered adequate to undertake a screening determination and having regard to:<br>the nature and scale of the proposed development on 7.2 ha of land within Clonburris SDZ;<br>the intervening land uses and distance from European sites; and<br>the hydrological connections with regard to the Source-Pathway-Receptor model,<br><br>It is concluded that the proposed development, individually or in-combination with other plans or projects, is not likely to have a significant effect on any European designated site in view of the site's conservation objectives. An appropriate assessment is, therefore, not required. | | |
| | Tick as Appropriate: | Recommendation |
| **i) It is clear that there is no likelihood of significant effects on a European site** | ☒ | The proposal can be screened out: Appropriate assessment not required |
| **(ii) It is uncertain whether the proposal will have a** | ☐ | ☐ Request further information to complete screening |

| | | |
|---|---|---|
| **significant effect on a European site** | | ☐ Request NIS<br>☐ Refuse Planning Permission |
| **(iii) Significant effects are likely** | ☐ | ☐ Request NIS<br>☐ Refuse Planning Permission |
| **Signature and Date of Recommending Officer** | | |
| **Signature and Date of the Decision Maker** | | |

# 3.0 CONCLUSION

3.1.1 All European sites with a potential connection to the site of proposed development at Clonburris SDZ under the source-pathway-receptor model were assessed for any likely significant effects of the development on their qualifying interests. The potential Zone of Influence was considered to extend up to 23.6 km from the proposed development. All potential significant effects were ruled out based on either a lack of connection, the small magnitude or low likelihood of effects based primarily on the substantial distances separating the source and receptor. It is therefore advised that the Appropriate Assessment process need not proceed any further and can be concluded with this Stage One screening report.

# REFERENCES


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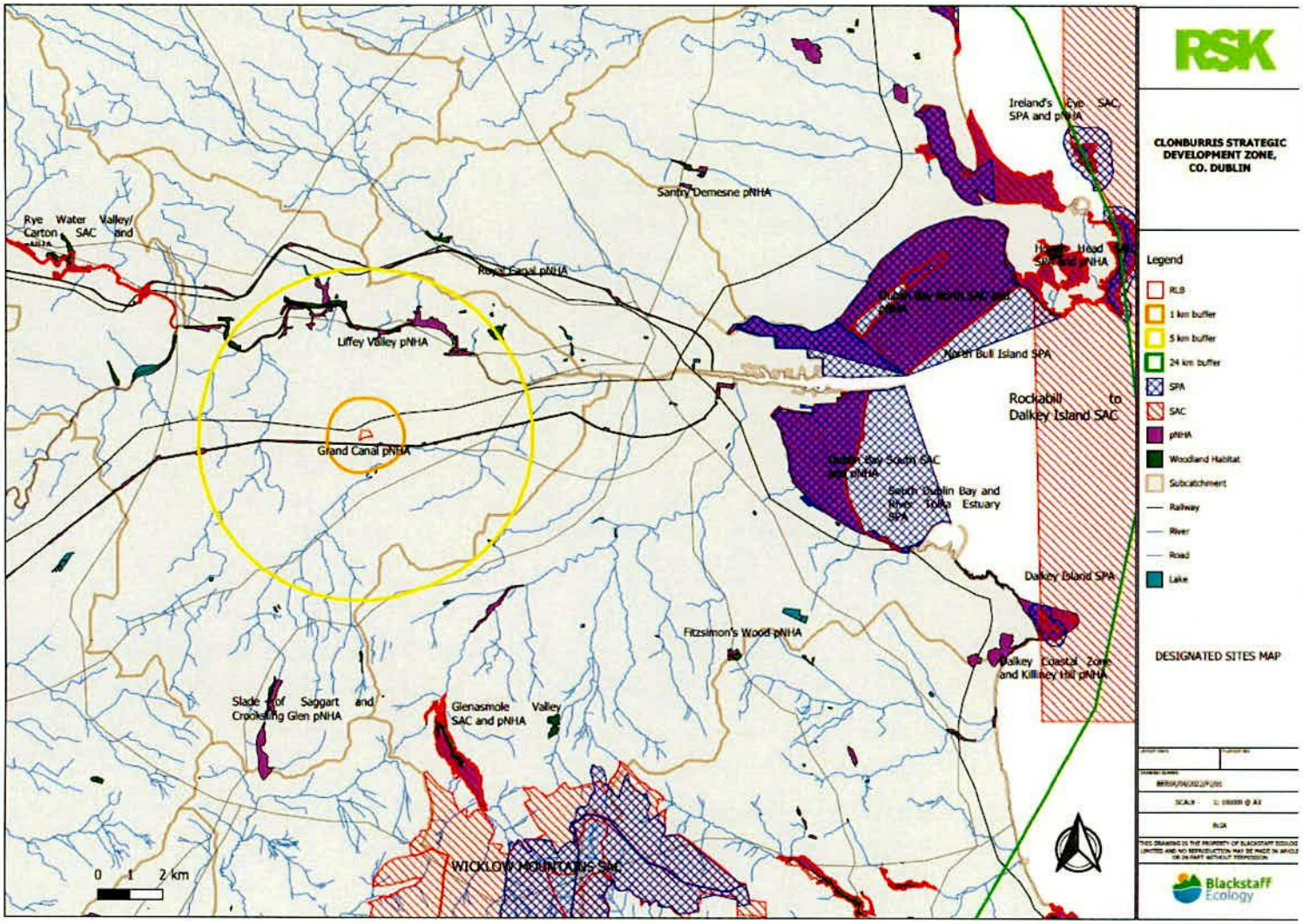
# FIGURES

**Figure 1. Natura 2000 designated sites map**



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