

**Thorntons Recycling Waste Recovery Facility
Appropriate Assessment Screening Report**

Sweco

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1. Introduction

APEM Ireland was commissioned by Sweco in March 2022 to prepare a report to inform screening for appropriate assessment for a proposed development, including the construction of a new building, on the site of an existing waste recovery facility in Greenogue Business Park, Rathcoole, Co. Dublin.

1.1. Description of the Site

Unit 518B (“the Site”) is an existing waste recovery facility in Greenogue business park. The area is located at Irish Grid Reference O 01934 28772 and is approximately 70m long and 35m wide. It is enclosed by a fence on all sides with landscaped green space along the western and partially northern boundaries.

The Site is surrounded by industrial units. Grants Crescent road is located to the north of the site and Grants Rise road to the west. There are two existing buildings on the Site, which have been used for the processing of skip waste material. A weigh bridge and operators office is located inside the main gate.

1.2. Brief Description of the Project

The following background description has been taken from the Environmental Impact Assessment (EIA) – Chapter 2: Description of Proposed Development, provided by Sweco.

‘Thorntons Recycling is seeking grant of planning permission for development at the existing waste recycling facility at Unit 518B, Grants Crescent, Greenogue Business Park, Rathcoole, Co. Dublin. The business and operation of the existing facility were taken over by Thorntons Recycling in November 2021.

The proposed development comprises the construction of a new waste handling, material storage and transfer building in addition to the use of two existing buildings onsite and associated infrastructure. On completion of the proposed new building, the overall Unit 518B will continue to be operated as a waste recycling facility. The waste activities to be undertaken at the site will remain consistent with those pre-treatment activities (sorting and bulking) permitted at the site since 2006. The proposed development provides for an increase in the annual waste intake to 20,000 tpa.’

1.3. Aim of the Report

The aim of this report is to provide supporting information to assist the competent authority, in this case South Dublin County Council, to carry out screening for appropriate assessment of the proposed development, including the construction of a new building, on Thorntons existing waste recovery facility site in Greenogue Business Park, Rathcoole, Co. Dublin.

1.4. Objectives of the Appropriate Assessment Process

The process promotes a hierarchy of avoidance, mitigation and compensatory measures to be addressed in the AA process¹ as follows:

¹The objectives as outlined are based on those set out in Scott Wilson and Levett-Therivel, (2006).

- Firstly, a plan / project should aim to avoid any negative impacts on Natura 2000 sites² by identifying possible impacts early and designing the project / plan to avoid such impacts.
- Secondly, mitigation measures should be applied during the AA process (after stage 1 screening) to the point where no adverse impacts on the site(s) remain.
- Thirdly a plan / project may have to undergo an assessment of alternative solutions. Under this stage of the assessment, compensatory measures are required for any remaining adverse effects, but they are permitted only if (a) there are no alternative solutions and (b) the plan / project is required for imperative reasons of overriding public interest (the 'IROPI test'). European case law highlights that consideration must be given to alternatives outside the plan / project boundary area in carrying out the IROPI test.

1.5. Relevant Legislation

The main pieces of relevant legislation are as follows:

- The Habitats Directive 92/43/EEC.
- The Birds Directive 2009/147/EC.
- European Communities (Birds and Natural Habitats) Regulations 2011 – 2021.
- Planning and Development Acts 2000 to 2021 - PART XAB.

The relevant sections of the legislation are summarised in Appendix 1 of this report.

² Natura 2000 sites are also referred to as European sites in some guidance documents and legislation such as the Planning and Development Acts 2000 – 2021 and European Communities (Birds and Natural Habitats) Regulations 2011 – 2021.

2. Methods

2.1. Desk Study

A desk study was carried out to collate information available on Natura 2000 sites within the potential zone of influence of the project. The Site and the surrounding area was viewed using satellite imagery³. South Dublin County Council planning portal⁴ was accessed for information on other permitted and proposed development within the zone of influence of the project. The National Parks and Wildlife Service (NPWS) website⁵ was accessed for information on Natura 2000 sites. Environmental Protection Agency (EPA) Maps⁶ was accessed for other environmental information relevant to preparation of this report.

2.2. Zone of Influence

The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries. The zone of influence will vary for different ecological features depending on their sensitivity to an environmental change (CIEEM, 2018).

Irish guidance (DoEHLG, 2010) states, for the zone of influence of plans, that "A distance of 15 km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al, 2006)". The guidance goes on to state that "for projects, the distance could be much less than 15 km, and in some cases less than 100 m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects."

The zone of influence for this project was identified through a review of the nature of the project, the type of impacts and effects that could arise as a result, the distance between the project and Natura 2000 sites, and the qualifying interests of the Natura 2000 sites. The zone of influence of the project is discussed in further detail later in this report.

2.3. Screening Report

The approach taken in preparing the screening report is based on standard methods and best practice guidance, as listed in the references section of this report. The approach to preparing the AA screening report is summarised as follows:

- Identify Natura 2000 sites within the potential zone of influence of the project.
- Identify the features of interest of the Natura 2000 sites and review their conservation objectives.
- Review whether there is potential for the features of interest to be affected by the project based on information such as the vulnerabilities of the Natura 2000 site, proximity to the Site and the nature and scale of the works associated with the project.
- Consider the likelihood of the identified potential impacts occurring based on the information collated and professional judgement.

3 www.google.ie/maps & www.bing.com/maps/ (last accessed 24 June 2022)

4 <https://www.sdcc.ie/en/services/planning/planning-applications/search-and-view/> (last accessed 23 June 2022)

5 www.npws.ie/protected-sites (last accessed 24 June 2022)

6 gis.epa.ie/ (last accessed 24 June 2022)

- Consider the likelihood of cumulative effects arising from the project in-combination with other plans and projects.
- Identify the likelihood of significant effects on Natura 2000 sites occurring because of the project.

2.4. Cumulative Effects

Cumulative effects can result from individually insignificant, but collectively significant, actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects (CIEEM 2018).

Other plans and projects to be considered would include the following types of future development within the same Zone of Influence:

- Proposals for which consent has been applied which are awaiting determination in any regulatory process (not necessarily limited to planning permission).
- Projects which have been granted consent (not limited to planning permissions) but which have not yet been started or which have been started but are not yet completed (i.e., under construction).
- Proposals which have been refused permission, but which are subject to appeal, and the appeal is undetermined.
- To the extent that their details are in the public domain, proposed projects that will be implemented by a public body but for which no consent is needed from a competent authority. (CIEEM 2018).

2.5. Project Team

Randal Counihan BSc MSc CSci prepared this report. Maeve Riley MCIEEM carried out the technical review of the report.

Randal Counihan BSc (Hons) MSc CSci MIMarEST – Randal is a senior ecologist with APEM Ireland. Randal has 17 years of experience working in the field on marine research, conservation and industry projects, with a focus on marine mammals, turtles and fisheries. He gained a BSc (Hons) in Environmental Zoology in 2010 and an MSc in Bioinformatics and Computational Biology in 2019, both from University College Cork. Randal has broad experience in the marine exploration and construction industry, working on board a variety of ships, responsible for monitoring marine mammal activities, using both visual and acoustic methods and advising clients on industry best practice guidelines. He spent 3 years working with a leading environmental company, designing, building and using a variety of marine acoustic equipment for industrial monitoring use. Over his 10 years at sea he has also been involved in fisheries bycatch monitoring, carrying out research projects for third level institutions and using environmental surveying techniques including benthic grab sampling and underwater camera systems.

Maeve Riley BSc (Hons) MSc MCIEEM – Maeve is a Senior Ecologist with APEM and holds a MSc in Environmental Consultancy from Newcastle University. She has ten years ecological consultancy experience and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). She coordinates teams of multi-disciplinary experts for a range of projects and outputs including Appropriate Assessments, Ecological Impact Assessments (EclA) and ecology reporting in support of planning applications for large commercial and residential facilities.

3. Appropriate Assessment Screening

This section of the report identifies the potential zone of influence of the project, provides information on the Natura 2000 sites within the identified zone of influence and sets out the potential impacts and effects and the likelihood of significant effects.

3.1. Identification of Natura 2000 Sites and Zone of Influence

The first step in identification of Natura 2000 sites is to determine the potential zone of influence of the proposed works. When the zone of influence of the project has been determined Natura 2000 sites within this area can be identified. The potential for these sites to be affected can be evaluated by considering:

- Scale and type of the project.
- Proximity to the project.
- Qualifying interests.
- Ecological⁷ and Landscape⁸ connectivity.

The proposed development is not likely to result in effects beyond the extents of the Site due to the nature of works, the existing land use of the Site and the surrounding area and the likely effects of the proposed development. Surface and wastewater will run into the existing surface water management system and waste water sewer system that service the wider business park and are not expected to exceed the working limits of these systems. While effects will be localised to the Site and the immediate surrounds a conservative approach to selecting the zone of influence has been adopted. Therefore a zone of influence of 1 km has been selected for the purpose of assessment of the potential effects of the proposed development on Natura 2000 sites.

The closest Natura 2000 site to the Site is the Rye Water Valley / Carton Special Area of Conservation (SAC) 001398. The Site is approximately 7.14 km south of this Natura 2000 site. There is no landscape or ecological connectivity between the Site and this SAC. This SAC has one fixed habitat and two mobile species as its qualifying features. These mobile species are both snail species with very limited ranges. Given the distance involved and the separation of the Site and the SAC by major roadway infrastructure (the M4 and others), there are no surface water, or other, pathways connecting the Site to this SAC.

All Natura 2000 sites can be excluded from consideration as there is no landscape or ecological connectivity to any Natura 2000 sites. Therefore there are no Natura 2000 site to be considered further in this report.

⁷ Connectivity is defined as a measure of the functional availability of the habitats needed for a particular species to move through a given area. Examples include the flight lines used by bats to travel between roosts and foraging areas or the corridors of appropriate habitat needed by some slow colonising species if they are to spread (CIEEM, 2018).

⁸ Landscape connectivity is a combined product of structural and functional connectivity, i.e. the effect of physical landscape structure and the actual species use of the landscape (Kettunen et al. 2007)

3.2. Identification of Potential Impacts on Natura 2000 Sites

The potential impacts of the project on the habitats and species listed as qualifying interests for any Natura 2000 sites are discussed in this section.

DoEHLG (2010) guidance for planning authorities states *“If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan. The greatest level of evidence and justification will be needed in circumstances when the process ends at screening stage on grounds of no impact.”* This approach is adopted in this report to considering the likely significant effects of the project.

A significant effect is defined in paragraph 49 of the [Waddenzee Case C-127/02⁹](#) as follows *“.....pursuant to the first sentence of Article 6(3) of the Habitats Directive, where a plan or project not directly connected with or necessary to the management of a site is likely to undermine the site's conservation objectives, it must be considered likely to have a significant effect on that site. The assessment of that risk must be made in the light inter alia of the characteristics and specific environmental conditions of the site concerned by such a plan or project.”*

The likelihood of impacts occurring as a result of the project is established in light of the type and scale of the works, the location of the project with respect to Natura 2000 sites, the zone of influence of the project and the qualifying interests and conservation objectives of those Natura 2000 sites.

Potential Impacts and Effects

There are no potential impacts and effects for the proposed development on any Natura 2000 sites.

The construction and operation of a new waste handling, material storage and transfer building on the existing waste recycling facility in the Greenogue Business Park, Rathcoole, Co. Dublin will not affect any Natura 2000 site due to the localised nature and relatively small scale of the works, distance from the Natura 2000 network in addition to the separation of the Site from any SAC or SPA due to major transport infrastructure.

Cumulative Effects

There are no effects on Natura 2000 sites predicted to occur as a result of the project and therefore there are no pathways for the project to act in-combination with other plans or projects.

3.3. Likelihood of Significant Effects on Natura 2000 Sites

The project at the Site is not considered likely to result in any effects on any SAC or SPA due to the small scale and localised nature of the project combined with distance from any SAC or SPA. There is no risk of undermining the conservation objectives of any Natura 2000 site as a result of the project.

There is no likelihood of significant effects on any Natura 2000 site as a result of the project.

⁹ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A62002CJ0127> (Last assessed 31 March 2022)

4. Consideration of Findings

This screening report, based on the available scientific information and project details, demonstrates that the project does not pose a risk of likely significant effects on any Natura 2000 site.

We therefore submit that the competent authority can determine that appropriate assessment is not required, as the proposed works, individually or in combination with other plans or projects, will not have a significant effect on any Natura 2000 site.

5. References

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.

DoEHLG (2010). *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government. Dublin.

European Commission (2021) *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 (2018) *Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats Directive' 92/43/EEC*.

European Union Habitats Directive, (1992) *Council Directives 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*.

European Union Birds Directive (2009) *Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version)*.

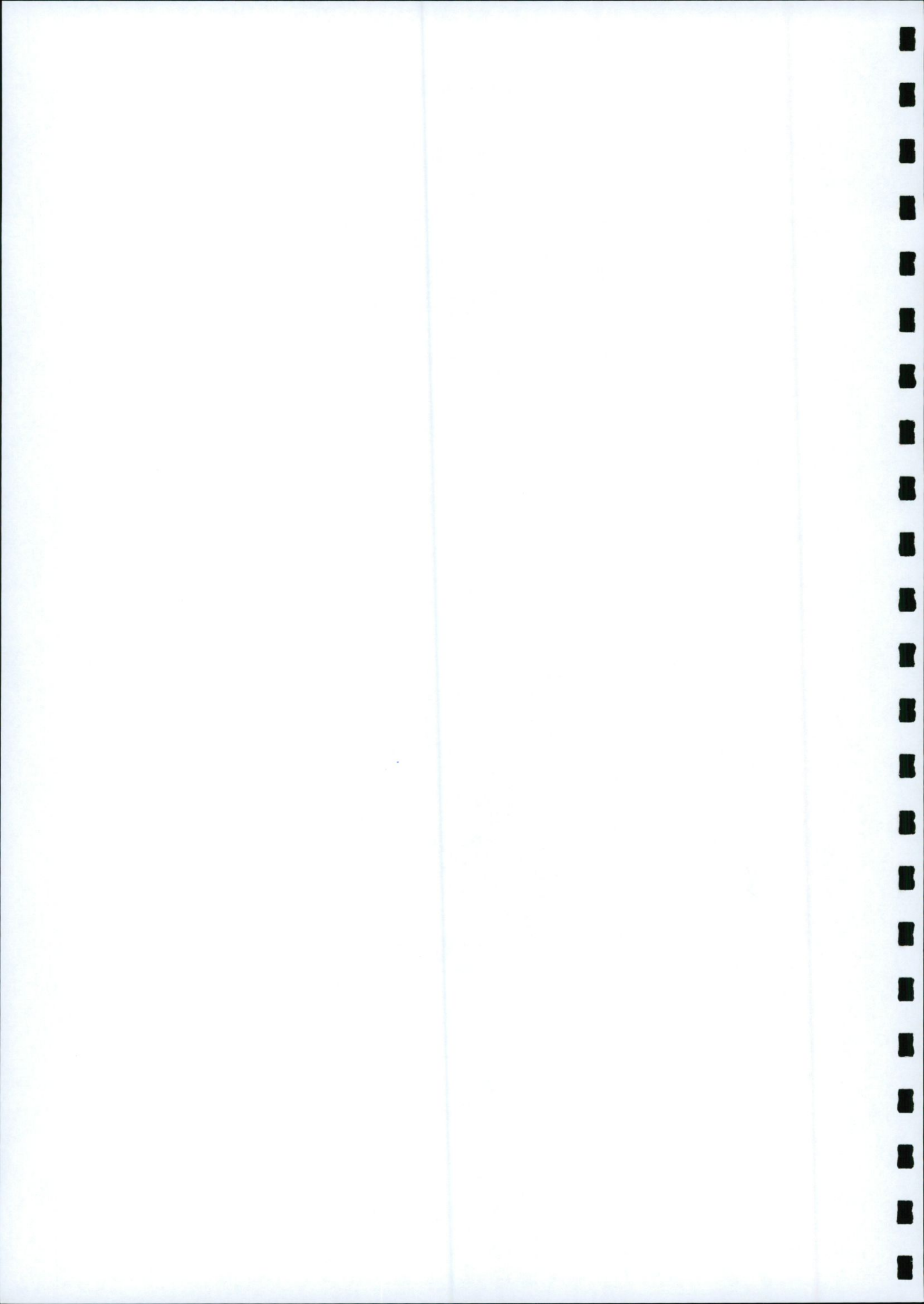
Kettunen, M, Terry, A., Tucker, G. & Jones A. 2007. *Guidance on the maintenance of landscape features of major importance for wild flora and fauna - Guidance on the implementation of Article 3 of the Birds Directive (79/409/EEC) and Article 10 of the Habitats Directive (92/43/EEC)*. Institute for European Environmental Policy (IEEP), Brussels, 114 pp. & Annexes.

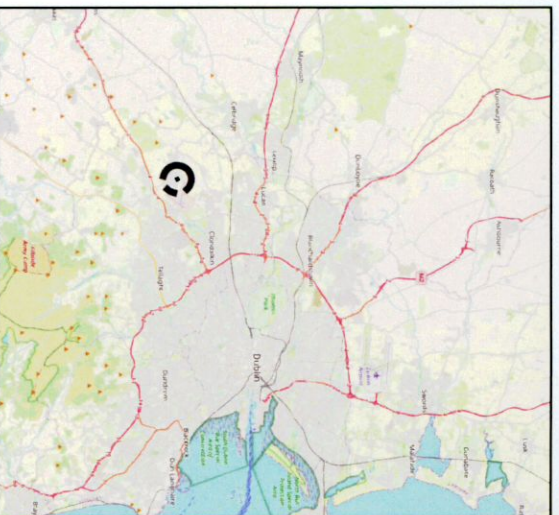
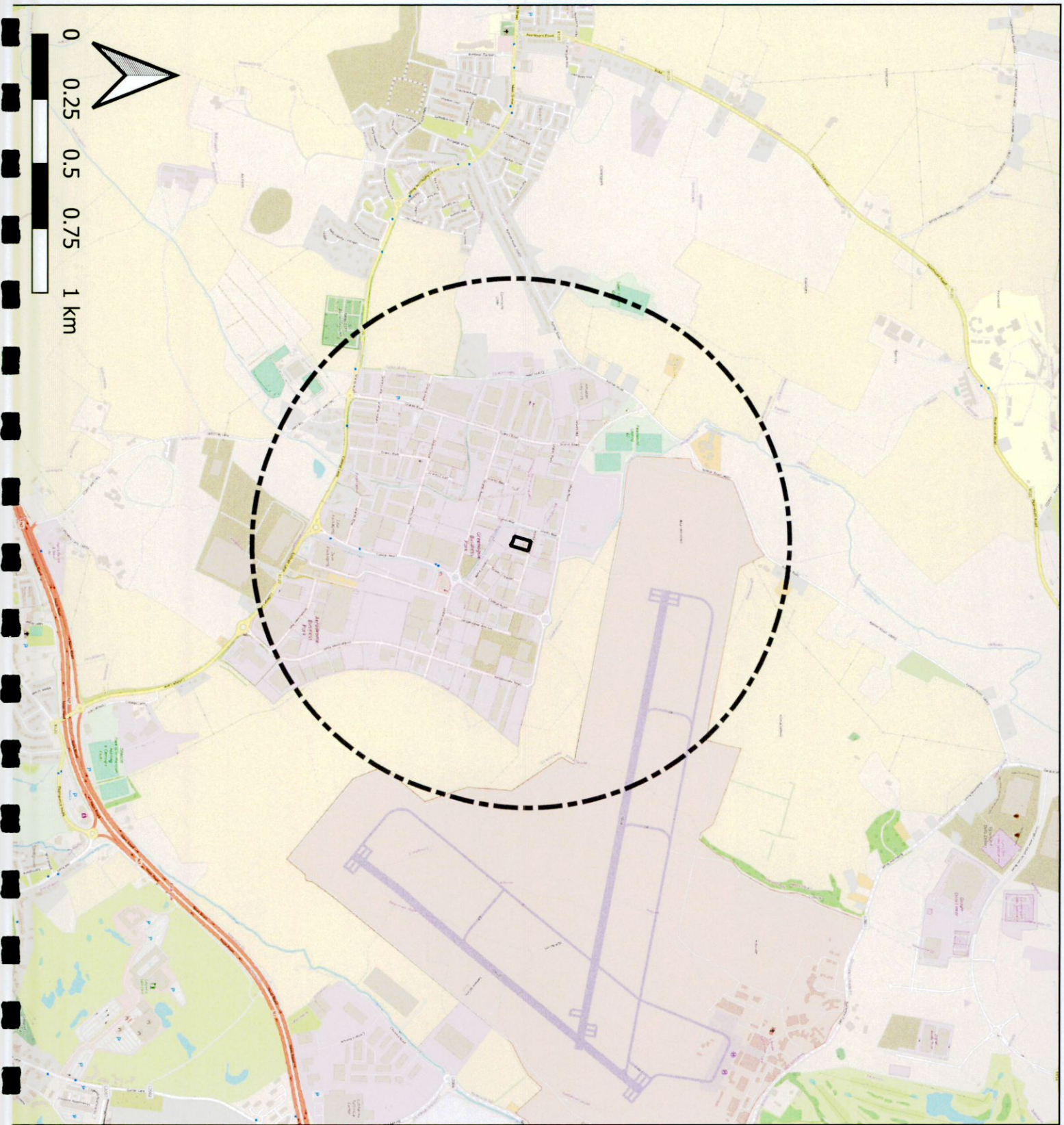
Scott Wilson and Levett-Therivel, (2006). *Appropriate Assessment of Plans*. Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants.

South Dublin County Council (2022). *South Dublin County Development Plan 2022 – 2028*.

6. Figures

Figure 1: Location of proposed development with 1km zone of influence around the Site.





— Site Boundary
 [Dashed Line] 1km Site Boundary Buffer



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 Thornton's Recycling Waste Facility

Coordinate System
 IRENET95

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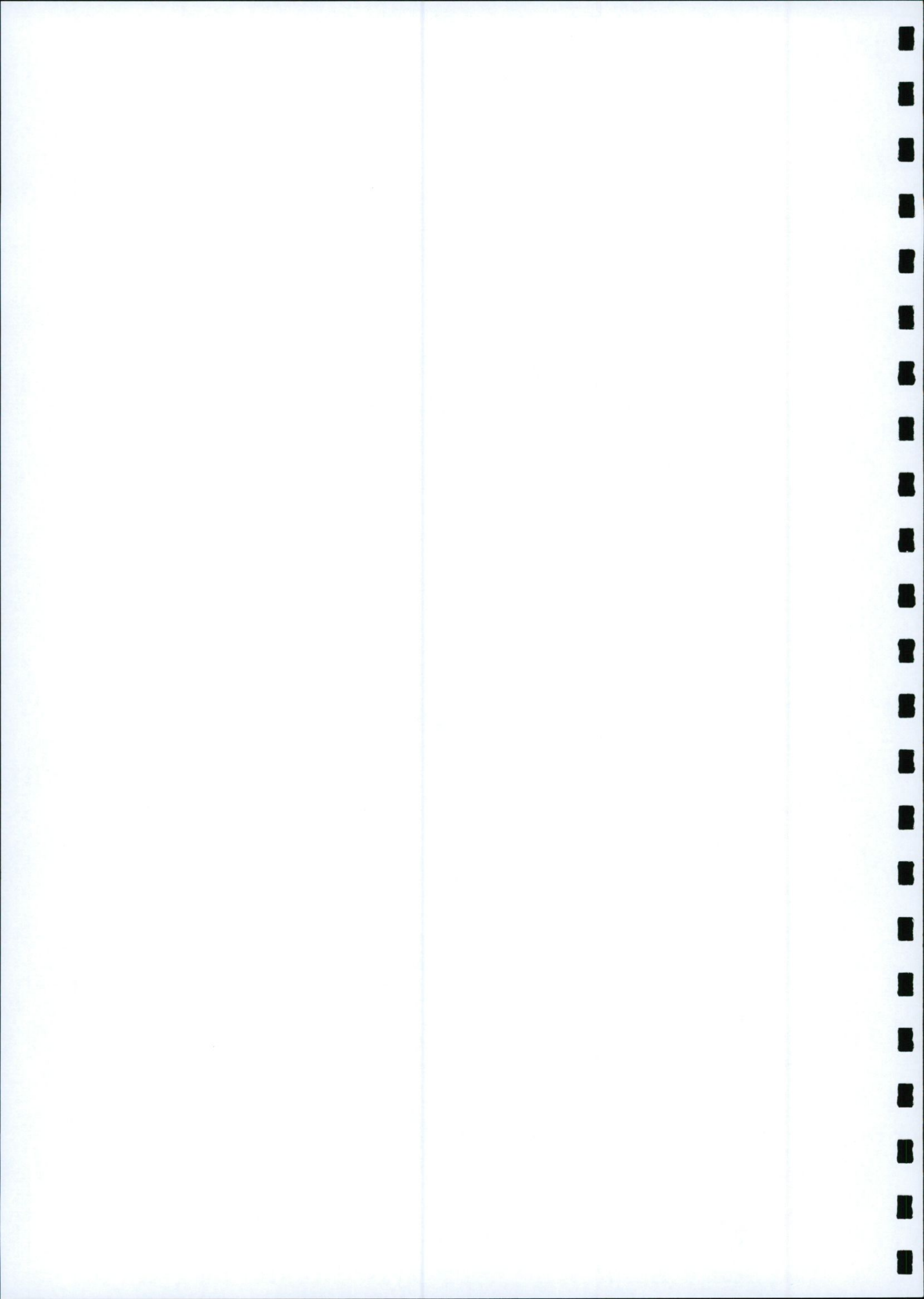
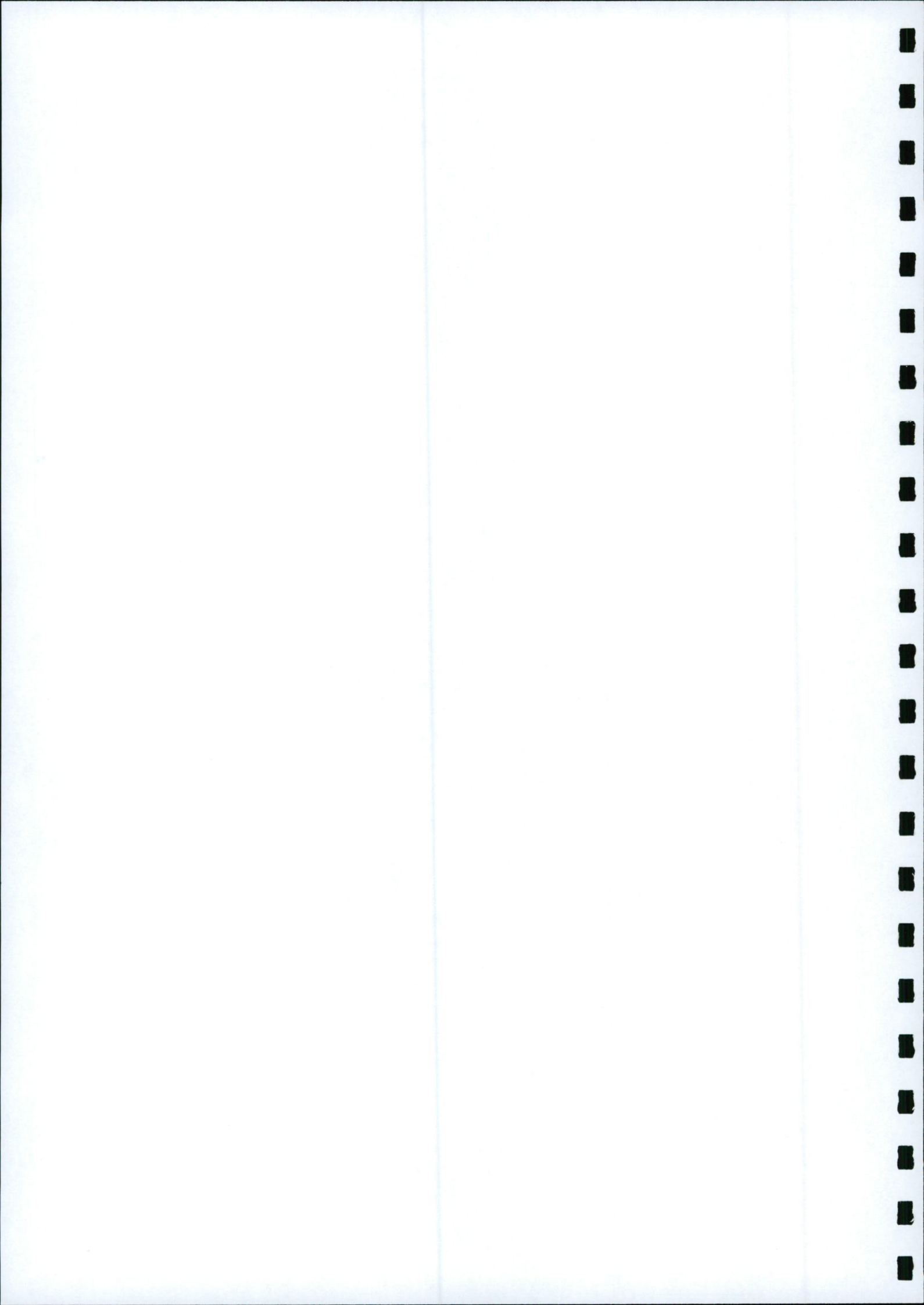
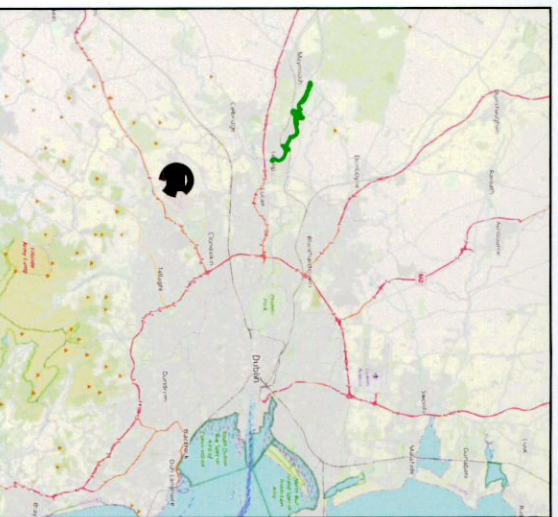
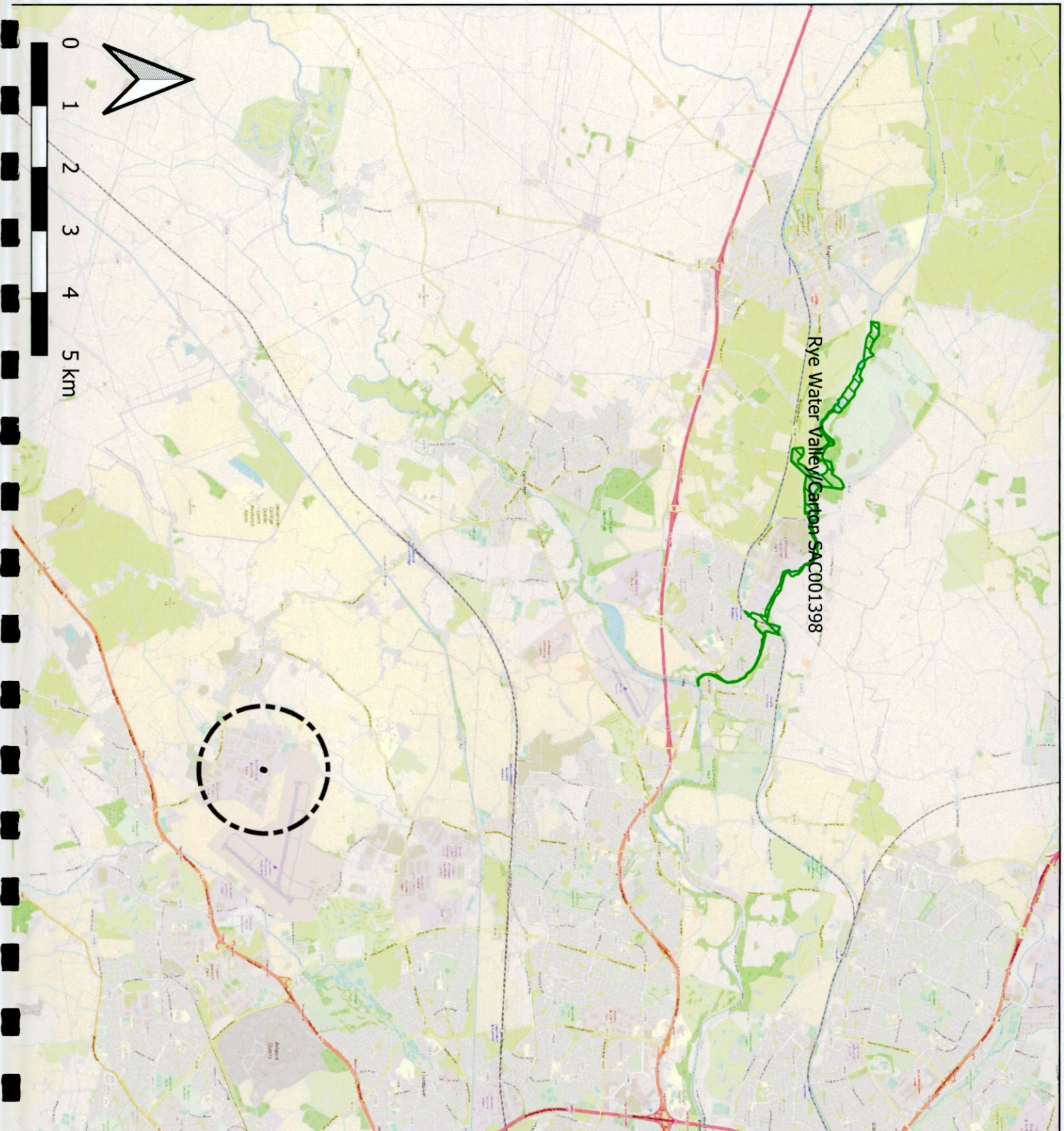





Figure 2: Proposed development site shown with closest Natura 2000 site.





-  Site Boundary
-  1km Site Boundary Buffer
-  Special Area of Conservation



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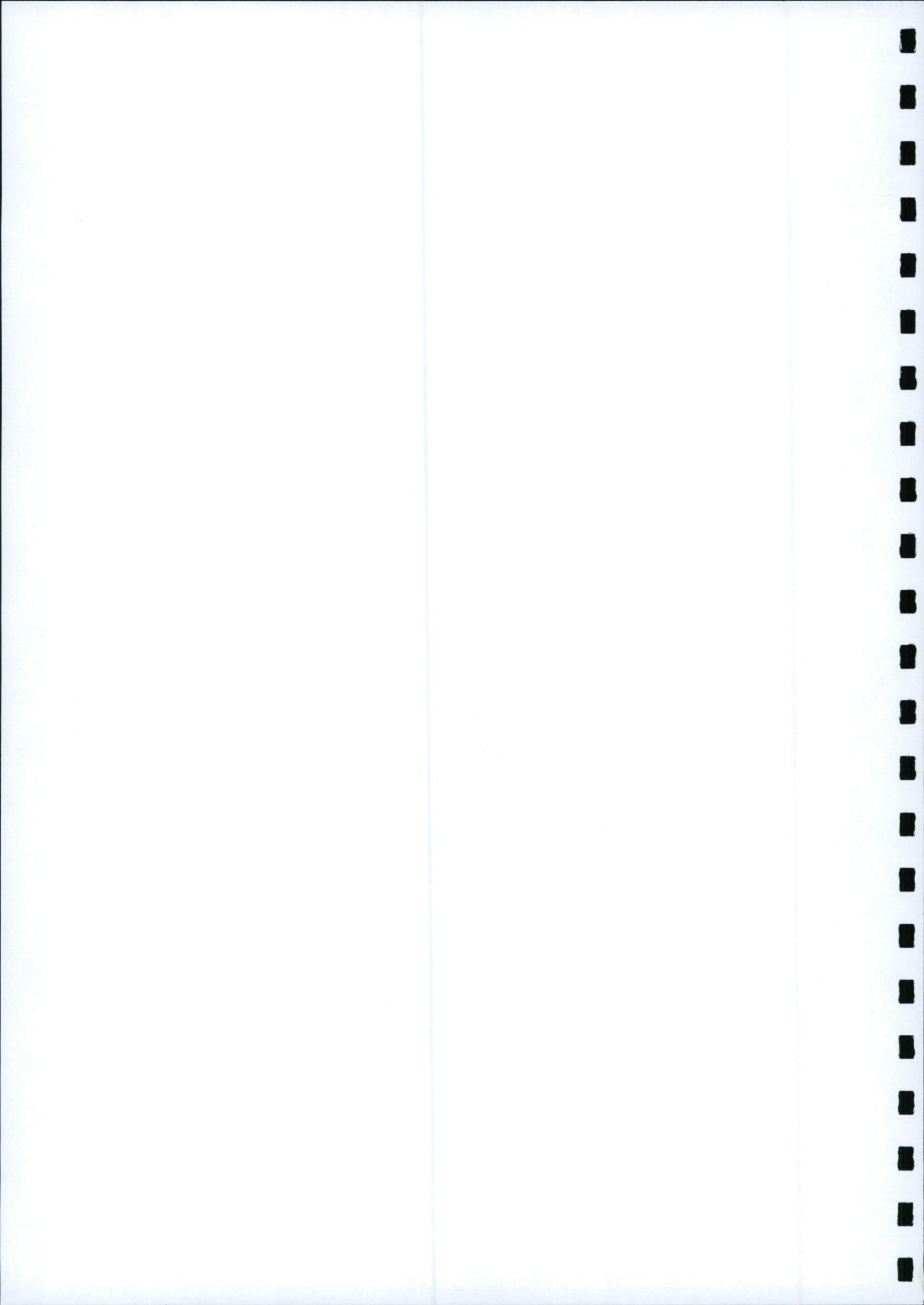
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Appendix 1: Relevant Legislation

European Nature Directives (Habitats and Birds)

The Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) forms the basis for the designation of Special Areas of Conservation. Similarly, Special Protection Areas are classified under the Birds Directive (Council Directive 2009/147/EEC on the Conservation of Wild Birds). Collectively, Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are referred to as the Natura 2000 network. In general terms, they are considered to be of exceptional importance for rare, endangered or vulnerable habitats and species within the European Community.

Under Article 6(3) of the Habitats Directive an appropriate assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An appropriate assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site¹⁰, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Article 6, paragraph 3 of the EC Habitats Directive 92/43/EEC (“the Habitats Directive”) states 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. 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”

The Habitats Directive is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 – 2015. Part XAB of the Planning and Development Acts 2000 to 2020 transposes Article 6(3) and 6(4) of the Habitats Directive in respect of land use plans and proposed projects requiring development consent.

EC (Birds and Natural Habitats) Regulations 2011 to 2021 – Part 5

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 – 2021 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that *‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.’*

Section 42(2) expands on this, stipulating that a public authority must carry out a screening for Appropriate Assessment before consent for a plan or project is given, or a decision to undertake or adopt a plan or project is taken. To assist a public authority to discharge its duty in this respect, Section 42(3)(a) gives them the authority to direct a third party to provide a Natura Impact Statement and Section 42(3)(b) allows them to request any additional information that is considered necessary for the purposes of undertaking a screening assessment.

Section 42(6) requires that ‘the public authority shall determine that an Appropriate Assessment of a plan or project is required where the plan or project is not directly connected with or necessary to the management of the site as a European Site and if it cannot be excluded, on the basis of objective scientific information following

¹⁰ Also referred to as European Sites in the Planning and Development Acts 2000 – 2021.

screening under this Regulation, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site’.

Planning and Development Acts 2000 to 2021¹¹ - PART XAB

The relevant sections of Part XAB of the Planning and Development Acts 2000 – 2021 are set out below.

Screening for appropriate assessment

Section 177U requires that— (1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed project shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed project, individually or in combination with another plan or project is likely to have a significant effect on the European site.

(2) A competent authority shall carry out a screening for appropriate assessment under subsection (1) before—

(a) a Land use plan is made including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or

(b) consent for a proposed project is given.

(3) In carrying out screening for appropriate assessment of a proposed project a competent authority may request such information from the applicant as it may consider necessary to enable it to carry out that screening, and may consult with such persons as it considers appropriate and where the applicant does not provide the information within the period specified, or any further period as may be specified by the authority, the application for consent for the proposed project shall be deemed to be withdrawn.

(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

(5) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is not required if it can be excluded, on the basis of objective information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

(6) (a) Where, in relation to a proposed project, a competent authority makes a determination that an appropriate assessment is required, the competent authority shall give notice of the determination, including reasons for the determination of the competent authority, to the following—

(i) the applicant,

(ii) if appropriate, any person who made submissions or observations in relation to the application to the competent authority, or

(iii) if appropriate, any party to an appeal or referral.

(b) Where a competent authority has determined that an appropriate assessment is required in respect of a proposed project it may direct in the notice issued under paragraph (a) that a Natura impact statement is required.

(c) Paragraph (a) shall not apply in a case where the application for consent for the proposed project was accompanied by a Natura impact statement.

¹¹ <http://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/html> (Updated to 17 December 2021)

(7) A competent authority shall, as soon as may be after making the Land use plan or making a decision in relation to the application for consent for proposed project, make available for inspection by members of the public during office hours at the offices of the authority, and may also publish on the internet —

(a) any determination that it makes in relation to a draft Land use plan under subsection (4) or (5) as the case may be, and reasons for that determination, and

(b) any notice that it issues under subsection (6) in relation to a proposed project. (8) In this section 'consent for proposed project' means, as appropriate —

(a) a grant of permission,

(b) a decision of the Board to grant permission on a planning application or an appeal,

(c) consent for development under Part IX,

(d) approval for development that may be carried out by a local authority under Part X or Part XAB or development that may be carried out under Part XI,

(e) approval for development on the foreshore under Part XV,

(f) approval for development under section 43 of the Act of 2001,

(g) approval for development under section 51 of the Roads Act 1993, or

(h) a substitute consent under Part XA.

(9) In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

(10) In deciding upon an application under section 176A or a determination review or an application referral under section 176C, a planning authority or the Board, as the case may be, shall, where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

Natura impact report and natura impact statement

Section 177T states that— (1) (a) A Natura impact report means a statement for the purposes of Article 6 of the Habitats Directive, of the implications of a Land use plan, on its own or in combination with other plans or projects, for one or more than one European site, in view of the conservation objectives of the site or sites.

(b) A Natura impact statement means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own or in combination with other plans or projects, for one or more than on European site, in view of the conservation objectives of the site or sites.

(2) Without prejudice to the generality of subsection (1), a Natura impact report or a Natura impact statement, as the case may be, shall include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for one or more than one European site in view of the conservation objectives of the site or sites.

(3) As respects a draft National Planning Framework, the Government shall prepare a Natura impact report in relation to a draft Land use plan and the following bodies shall also prepare a Natura impact report in relation to a draft Land use plan—

(a) as respects a draft regional spatial and economic strategy, the regional assembly for whose area the draft strategy is made,

(aa) as respects a draft National Planning Framework, the Minister

(b) as respects a draft planning scheme in respect of all or any part of a strategic development zone, the planning authority (which term shall be construed in accordance with section 168(5)) for whose area the draft scheme is made,

(c) as respects a draft development plan or draft variation of a development plan, the planning authority for whose area the draft plan or draft variation is made, and

(d) as respects a draft local area plan, the planning authority in whose area the local area concerned is situate.

(4) The applicant for consent for proposed development may, or if directed in accordance with subsection (5) by a competent authority, shall furnish a Natura impact statement to the competent authority in relation to the proposed development.

(5) At any time following an application for consent for proposed development a competent authority may give a notice in writing to the applicant concerned, directing him or her to furnish a Natura impact statement

(6) Where an applicant for consent for proposed development who, having been directed in accordance with subsection (5) , fails to furnish a Natura impact statement within the period specified in the notice, or any further period as may be specified by the competent authority, the application for consent for the proposed development shall be deemed to be withdrawn.

(7) (a) Without prejudice to subsection (1) a Natura impact report or a Natura impact statement shall include all information prescribed by regulations under section 177AD .

(b) Where appropriate, a Natura impact report or a Natura impact statement shall include such other information or data as the competent authority considers necessary to enable it to ascertain if the draft Land use plan or proposed development will not affect the integrity of the site.