



**Block B4, Greenogue
Business Park, Rathcoole,
Co. Dublin**

Screening for Appropriate Assessment

September 2016

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Contract

This report describes work commissioned by Patrick Kavanagh of Kavanagh Burke Consulting Engineers. Niamh Sweeney and Anne Murray of JBA Consulting carried out this work.

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Purpose

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Abbreviations

AEP	Annual Exceedance Probability
CFRAM	Catchment Flood Risk Assessment and Management
CIRIA	Company providing research and training in the construction industry
DoEHLG	Department of the Environment, Heritage and Local Government
EC	European Community
EPA	Environmental Protection Agency
FRA	Flood Risk Assessment
mOD	Meters above Ordnance Datum
OPW	Office of Public Works
PFRA	Preliminary Flood Risk Assessment
SAC	Special Area of Conservation, protected under the EU Habitats Directive
SPA	Special Protection Area for birds, protected under the EU Habitats Directive
WFD	Water Framework Directive

1 Introduction

1.1 Background

JBA consulting were appointed by Kavanagh Burke Consulting Engineers to carry out an Appropriate Assessment Screening report for the construction of a new warehousing block for the general storage and distribution of products, ancillary offices, staff facilities, carparking and associated site works in Greenogue Business Park, Rathcoole, Co. Dublin.

1.2 Legislative Context

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora, known as the 'Habitats Directive' - provides legal protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of European Community interest, at a favourable conservation status. Articles 3 - 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000 sites. Natura 2000 sites are 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 / EEC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans or projects affecting Natura 2000 sites. Article 6(3) establishes the requirement for Appropriate Assessment:

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

Article 6(4) deals with the steps that should be taken when it is determined, as a result of Appropriate Assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) states:

"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member States 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."

The requirements of Articles 6(3) and 6(4) of the Habitats Directive have been transposed into Irish legislation by means of the Habitats Regulations, 1997 (S.I. No. 94 of 1997) and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 / 2011).

1.3 Appropriate Assessment Process

Guidance on the Appropriate Assessment (AA) process was produced by the European Commission in 2002, which was subsequently developed into guidance specifically for Ireland by the Department of Environment, Heritage and Local Government (DEHLG) (2009). These guidance documents identify a staged approach to conducting an AA, as shown Figure 1.1.

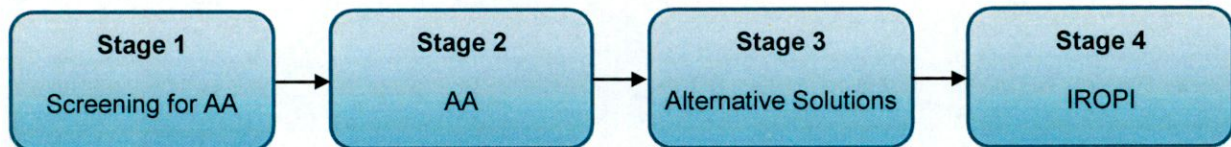


Figure 1.1: The Appropriate Assessment Process (from: Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities, DEHLG, 2009).

1.3.1 Stage 1 - Screening for AA

The initial, screening stage of the Appropriate Assessment is to determine:

- a. whether the proposed plan or project is directly connected with or necessary for the management of the European designated site for nature conservation
- b. if it is likely to have a significant adverse effect on the European designated site, either individually or in combination with other plans or projects

For those sites where potential adverse impacts are identified, either alone or in combination with other plans or projects, further assessment is necessary to determine if the proposals will have an adverse impact on the integrity of a European designated site, in view of the sites conservation objectives (i.e. the process proceeds to Stage 2).

1.3.2 Stage 2 - AA

This stage requires a more in-depth evaluation of the plan or project, and the potential direct and indirect impacts of them on the integrity and interest features of the European designated site(s), alone and in-combination with other plans and projects, taking into account the site's structure, function and conservation objectives. Where required, mitigation or avoidance measures will be suggested.

The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site(s) concerned. If this cannot be determined, and where mitigation cannot be achieved, then alternative solutions will need to be considered (i.e. the process proceeds to Stage 3).

1.3.3 Stage 3 - Alternative Solutions

Where adverse impacts on the integrity of Natura 2000 sites are identified, and mitigation cannot be satisfactorily implemented, alternative ways of achieving the objectives of the plan or project that avoid adverse impacts need to be considered. If none can be found, the process proceeds to Stage 4.

1.3.4 Stage 4 - IROPI

Where adverse impacts of a plan or project on the integrity of Natura 2000 sites are identified and no alternative solutions exist, the plan will only be allowed to progress if imperative reasons of overriding public interest can be demonstrated. In this case compensatory measures will be required.

The process only proceeds through each of the four stages for certain plans or projects. For example, for a plan or project, not connected with management of a site, but where no likely significant impacts are identified, the process stops at stage 1. Throughout the process, the precautionary principle must be applied, so that any uncertainties do not result in adverse impacts on a site.

This report is for Stage 1 Screening for Appropriate Assessment.

1.4 Methodology

The Screening for Appropriate Assessment has been carried out with reference to the following documents:

- 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, 2002);
- Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats Directive' 92 / 43 / EC (European Communities, 2000);
- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (Dept. Environment Heritage and Local Government, December 2009);
- Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater and Coastal (Chartered Institute of Ecology and Environmental Management, 2016).

1.4.1 Desktop Study and site visit

The data sources below were consulted for the desktop study;

- NPWS website (www.npws.ie);
- EPA website (www.envision.ie);
- National Biodiversity Data Centre (<http://www.biodiversityireland.ie/>)
- Water Framework Directive Ireland (www.wfdireland.ie)
- EPlanning (www.eplanning.ie)

2 Project Description

2.1 Site Description

The proposed development site is situated in Block B4 in Greenogue Business Park. Rathcoole is nearly 2km south east of the site and Newcastle is approximately 1km to the west of the site. Casement Air Base is located over 300m to east of the site. The site is located in the south eastern section of Greenogue Business Park, which is zoned for enterprise and employment use. The site is currently in use, with two existing buildings on the site. The location of the site and local mapping is presented in Figure 2-1.

The Baldonnell stream joins the Grifeen river to the north of the business park. The Grifeen River generally flows in a northerly direction from its source in until it meets the River Liffey at Lucan village. The Grifeen river is considered to be in Bad Status under the Water Framework Directive. The Water Framework Directive (WFD) objective is to restore the Grifeen river by 2027.

The source of the Camac river is a small lake adjacent to Saggart Hill, which is located approximately 6km to the south of Greenogue Business Park. The Camac River is located approximately 800m to the east of the site and flows in a north-easterly direction for approximately 15km through the suburbs of Dublin City, until it joins the River Liffey adjacent to Dublin Heuston railway station. The Camac river is of Moderate Status under the WFD and the objective is to restore the Camac river by 2027.

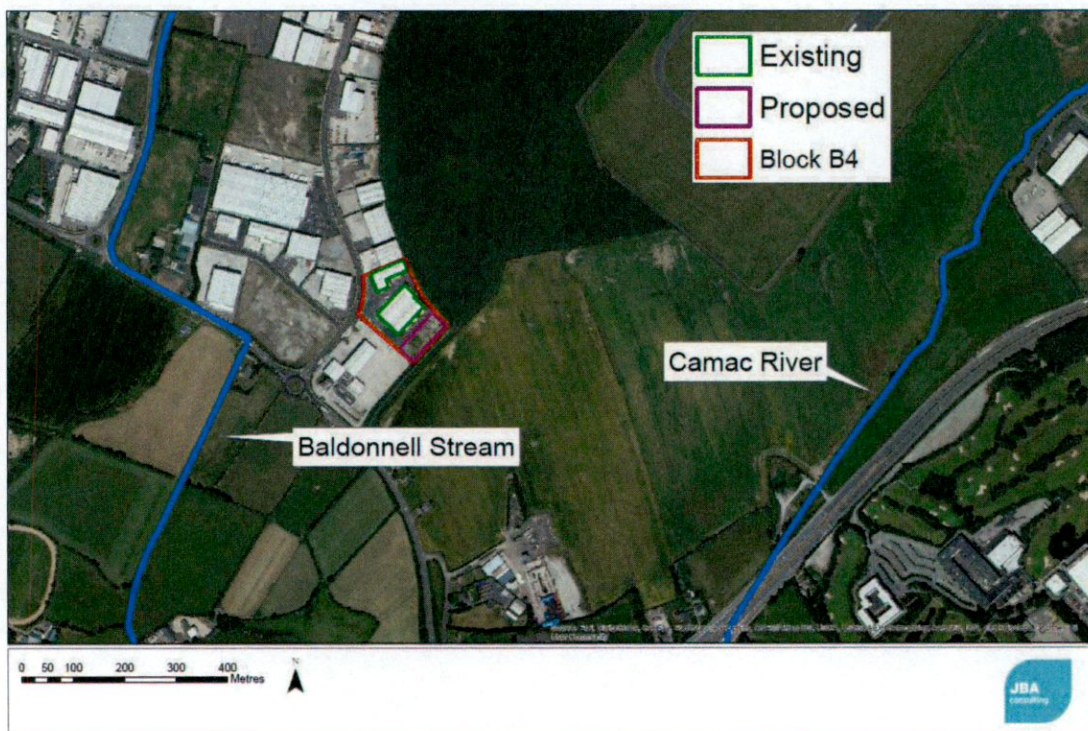


Figure 2-1: Site Location (Source: OpenStreetMap, 2015 and Bing Maps, 2015)

2.2 Proposed Development

The proposed development is a 1.89ha (approx.) site within Greenogue Business Park. There are currently two existing buildings on the site. The new block will comprise of a Warehousing Block B4 (11.55m high) divided into 8 No. units totalling 3,484m² including 720m² ancillary offices/staff facilities on 2 floors and 2,764m² warehousing area. The development will also include the completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works. The site layout plan is detailed in Appendix A.

A planning application was previously approved on the site by a former applicant (SD07A/0367) which included 3 no. blocks of multiple units, 2 no. that were constructed. However, the block subject to this application was not constructed. The current applicant now wishes to construct Block B4 and complete the site works which, include the warehouse block and roads/landscaping.

The site drainage plans for the site are detailed in Appendix B. Foul drainage from the proposed staff facilities will be connected to the foul sewer network on site. This network subsequently discharges to the existing pipe network within the greater Greenogue Business Park.

As this is a "finish out" build there is an existing surface water drainage system on site including an underground surface water drainage tank. This existing pipe network will be utilised for draining the road and associated carparking spaces in front of the subject units. Existing interceptors will therefore remain providing silt and hydrocarbon removal prior to discharge off-site to the surface water drainage system within the Business Park. A new surface water attenuation system will be provided which will only receive clean uncontaminated surface water runoff from the roof of the subject block. From this new attenuation system, the water will discharge to the existing attenuation tank and ultimately off-site to the surface water network within the Business Park. Appropriate flow control devices will be provided in accordance with current guidelines and regulations.

3 Description of Natura 2000 sites

The DEHLG (2009) guidance identifies that Screening for Appropriate Assessment of a plan or project should consider the following Natura 2000 sites:

- Any Natura 2000 sites within or adjacent to the plan or project area.
- Any Natura 2000 sites within the likely zone of impact of the plan or project. This is dependent on the nature and scale of the plan, with 15km generally recommended for plans, but potentially much less for projects.
- Any Natura 2000 sites that are more than 15km from the plan or project area, but may potentially be impacted upon, for example, through a hydrological connection.

There are no Natura 2000 sites located within or adjacent to the proposed project at Greenogue Business Park. The only Natura 2000 site located within 15km of the project is the Ryewater Valley/Carton Special Area of Conservation (SAC). This SAC lies approximately 3km upstream of the site and of the Grifeen's confluence with the River Liffey and therefore is not considered to be within the zone of impact of this project (Fig 2.2).

The proposed project is hydrologically connected to the North Dublin Bay and South Dublin Bay SACs, however this is over a very large distance. The River Liffey flows for approximately 20km and 7km, downstream of its confluence with the Grifeen and Camac Rivers, before it enters Dublin Bay.

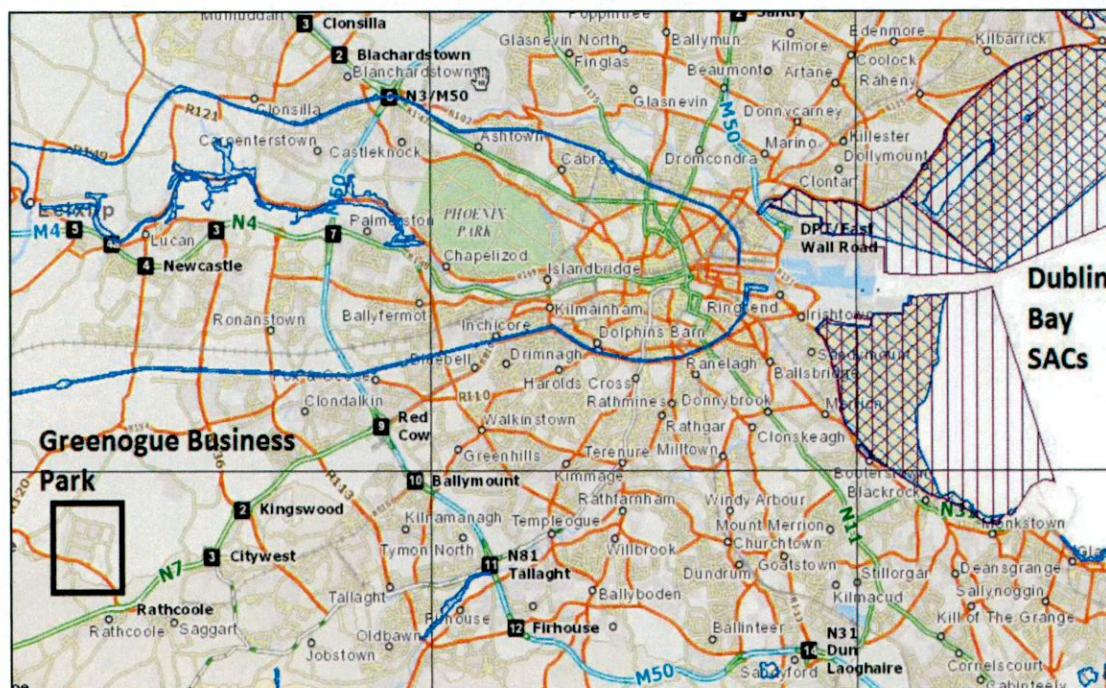


Figure 3-2: Site Location in relation to the Natura 2000 Sites

3.1 North Dublin Bay SAC (Site Code 000206)

The site synopsis for the North Dublin Bay SAC is summarised below;

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. North Bull Island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places. A well-developed and dynamic dune system stretches along the seaward side of the island. The site is a Special Area of Conservation (SAC) selected for containing the following habitats and/or species listed on Annex I/II of the E.U. Habitats Directive; Tidal Mudflats and Sandflats, Annual Vegetation of Drift Lines, Salicornia Mud, Atlantic Salt Meadows, Mediterranean Salt Meadows, Embryonic Shifting Dunes, Marram Dunes (White Dunes), Fixed

Dunes (Grey Dunes), Humid Dune Slacks and Petalwort (*Petalophyllum ralfsii*). This site is important for rare plant species and of international importance for waterfowl. The tip of the North Bull Island is a traditional nesting site for Little Tern. A well-known population of Irish Hare is also resident on the island. (NPWS, 2015)

3.1.1 Qualifying Interests

The qualifying interests of North Dublin Bay SAC are listed below in Table 3.1. Further detail on these and their conservation objectives are available on the NPWS website.

Table 3.1. Qualifying Interests of North Dublin Bay SAC.

Code	Qualifying Interest
1140	Mudflats and sandflats not covered by seawater at low tide
1210	Annual vegetation of drift lines
1310	Salicornia and other annuals colonising mud and sand
1330	Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)
1395	Petalwort <i>Petalophyllum ralfsii</i>
1410	Mediterranean salt meadows (<i>Juncetalia maritimi</i>)
2110	Embryonic shifting dunes
2120	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)
2130	Fixed coastal dunes with herbaceous vegetation (grey dunes)
2910	Humid dune slacks

3.1.2 Threats and Pressures

The threats and pressures impacting the North Dublin Bay SAC are detailed in Table 3.2, as listed on the NPWS website. This SAC is vulnerable to the spread of Sea Buckthorn (*Hippophae rhamnoides*) and Common Cordgrass (*Spartina anglica*). Common Cordgrass is frequent at Bull Island, occurring within a mosaic of *Salicornia* flats. It is widely distributed among the Mediterranean salt meadows (MSM). The area of MSM is restricted by the site of St. Anne's golf course. There is also erosion of the northern tip of Bull Island.

Table 3.2. Threats and Pressures of North Dublin Bay SAC.

Code	Threat/ Pressure	Impact
E01	Urbanised area/ human habitation	High
G02.01	Golf course	High
F02.03.01	Bait digging/collection	Medium
F02.03	Leisure fishing	Low
G01.02	Walking, horseriding and non-motorised vehicles	High
E03	Discharges	High
G01.01	Nautical sports	Medium
I01	Invasive non-native species	Low
A04	Grazing	Medium
E02	Industrial/commercial areas	High

3.2 South Dublin Bay SAC (Site Code 000210)

The site synopsis for the South Dublin Bay SAC is summarised below;

This intertidal site lies south of the River Liffey in Co. Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. At their widest, the intertidal flats extend for almost 3 km. The seaward boundary is marked by the low tide mark, while the landward boundary is now almost entirely artificially embanked. Several permanent channels exist, the largest being Cockle Lake. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates.

A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. A number of small streams and drains flow into the site. The site also supports part of the important wintering waterfowl populations of Dublin Bay. The site regularly has an internationally population of Brent geese (*Branta bernicila horta*), plus nationally important numbers of at least a further 6 species, including Bar-tailed godwit (*Limosa lapponica*). It is a regular autumn roosting ground for significant numbers of Terns, including *S. dougallii*. The SAC site has the largest stand of Dward Eelgrass (*Zostera noltii*) on the east coast of Ireland (NPWS, 2015).

3.2.1 Qualifying Interests

The qualifying interest of South Dublin Bay SAC is 'Mudflats and sandflats not covered by seawater at low tide', code 1140. The main conservation objectives for this habitat are to maintain or increase the habitat area, maintain and conserve the community extent and structure of Dward Eelgrass, and conserve the community of fine sands with the marine bivalve mollusc *Angulus tenuis*.

3.2.2 Threats and Pressures

The threats and pressures listed in Table 3.3 below are those impacting the South Dublin Bay SAC, as detailed on the NPWS website.

Table 3.3. Threats and Pressures of South Dublin Bay SAC.

Code	Threat/ Pressure	Impact
K.02.02	Accumulation of organic material	High
E02	Industrial or commercial areas	High
F02.03.01	Urbanised areas/human habitation	High
F02.03.01	Bait digging / collection	Medium
G01.02	Walking, horseriding and non-motorised vehicles	High
K02.03	Eutrophication (natural)	Medium
D01.02	Roads/motorways	High
E03	Discharges	High
J02.01.02	Reclamation of land from sea, estuary or marsh	High
G01.01	Nautical sports	Medium

3.2.3 Potential Impacts on Natura 2000 sites

The potential impacts that the proposed project may have on the North Dublin Bay and South Dublin Bay SACs are in relation to water quality, as the project is hydrologically connected to the Natura 2000 sites. The potential impacts during construction will be managed by ensuring that appropriate best practice control measures for construction are in place. Also given the distance of the proposed project from the Natura 2000 sites (over 20km), no significant impacts are anticipated. Due to the fact that there will be no trade emissions from the site once operational and the site's surface water drainage will pass through silt and petrol interceptors, no significant impacts are anticipated.

4 Screening Assessment

4.1 Introduction

This section identifies the potential impacts which may arise as result of the proposed project at Greenogue Business Park. It then goes on to identify how these impacts could potentially impact on the special conservation interests of the North Dublin Bay and South Dublin Bay SACs. The significance of potential impacts is also assessed, with any potential in-combination effects also identified.

4.1.1 Assessment Criteria

4.1.2 Description of the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site

The main pathways for impacts between the proposed project and the Natura 2000 Sites are during operation and relate to surface and groundwater quality and also disturbance during construction. However, these are unlikely to give rise to impacts on the Natura 2000 sites.

4.1.3 Description of likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site

Project Elements	Comment
Size and scale	The new block on the site will comprise of a warehouse block divided into 8 No. units totalling 3,484m ² including 720m ² ancillary offices/staff facilities on 2 floors and 2,764m ² warehousing area. The development will also include the completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.
Land-take	There is no land-take for this project.
Distance from Natura 2000 site or key features of the site	The proposed site is located greater than 20km from the North Dublin Bay and South Dublin Bay SACs.
Resource requirements (water abstraction etc.)	None
Emissions (disposal to land, water or air)	<p>Temporary Impacts: The construction works shall follow CIRA best practice guidelines:</p> <ul style="list-style-type: none"> • C532 Control of water pollution from construction sites: guidance for consultants and contractors; • SP156 Control of water pollution from construction sites – guide to good practice; • C515 Groundwater control – design and practice. <p>Permanent Impacts: Foul drainage from the proposed staff facilities will be connected to the foul sewer network on site. This network subsequently discharges to the existing pipe network within the greater Greenogue Business Park.</p> <p>There is an existing surface water drainage system on site, including an underground surface water drainage take. This existing pipe network will be utilised for draining the road and associated carparking spaces in front of the subject units (Appendix B). Existing interceptors will therefore remain providing silt and hydrocarbon removal prior to discharge off-site to the surface water drainage system within the Business Park. A new surface water attenuation system will be provided which will only receive clean uncontaminated surface water runoff from the roof of the subject block. From this new attenuation system, the water will discharge to the existing attenuation tank and ultimately off-site to the surface water network within the Business Park. Appropriate flow control devices will be provided in accordance with current guidelines and regulations.</p>

Excavation requirements	All topsoil will be removed from the areas to be developed. This is expected to result in a site clearance of 300 to 400mm of soil. 900mm wide x 300mm deep strip foundations formed at a depth of 900 below ground level will be excavated for all load bearing walls. Pad foundations will be provided for every structural steel column forming the main frame. These pad foundations will be approximately 2m long x 1.5m wide x 0.5m deep formed with top of foundation min 450mm below ground level. During preliminary site investigations ground water was not encountered at 1.5m deep.
Transportation requirements	<p>Temporary Impacts: Construction site traffic during development will increase traffic to the area, however this will be controlled by the Traffic Management Plan. Any increase will be minimal and all access to the site will be on pre-existing roads.</p> <p>Permanent Impacts: The increase in traffic to the area will not be significant and all access to the site will be on pre-existing roads.</p>
Duration of construction, operation, decommissioning etc.	<p>Duration of construction: ca. 6 months</p> <p>Duration of operation: Permanent</p>
Other	None

4.1.4 Description of likely changes to the Natura 2000 Sites

Potential Impact	Comment
Reduction of habitat area	There will be no loss of habitat from the Natura 2000 sites.
Disturbance to key species	<p>Temporary Impacts: None</p> <p>Permanent Impacts: No disturbance to key species of the SAC is anticipated during operation of the project.</p>
Habitat or species fragmentation	No habitat or species fragmentation is likely as the project poses no restrictions to habitats or species of the SAC or SPA.
Reduction in species density	None anticipated.
Changes in key indicators of conservation value (water quality etc.)	<p>Temporary Impacts on Water Quality: None anticipated - CIRA best practice working methods shall be followed for water quality controls to ensure no significant impact;</p> <ul style="list-style-type: none"> • C532 Control of water pollution from construction sites: guidance for consultants and contractors; • SP156 Control of water pollution from construction sites – guide to good practice; • C515 Groundwater control – design and practice. <p>Permanent Impacts: The foul water from the staff facilities will be discharged to the foul sewerage system of Greenogue Business Park. The site will be serviced by a surface water drainage system (Appendix B), which is currently existing and is fitted with interceptors that will provide silt and hydrocarbon removal prior to discharge off site to the surface water drainage within Greenogue Business Park. A new surface water attenuation system will be provided which will only receive clean uncontaminated surface water runoff from the roof of the subject block. From this new attenuation system, the water will discharge to the existing attenuation tank and ultimately off site to the surface water network within the Business Park. Appropriate flow control devices will be provided in accordance with current guidelines and regulations.</p>
Climate change	N/A

4.1.5 Description of likely impacts on the Natura 2000 site as a whole

Impact	Comments
Interference with the key relationships that define the structure of the site	None
Interference with key relationships that define the function of the site	None

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

Impact	Indicators
Loss (Estimated percentage of lost area of habitat)	SAC: No loss
Fragmentation	None anticipated.
Disruption & disturbance	None anticipated.
Change to key elements of the site (e.g. water quality etc.)	None anticipated.

4.2 Assessment of Likely Effects

The assessment of whether the project is likely to have an effect on a Natura 2000 site is based on an impact assessment using available information and data, including that outlined above and the data sources listed in section 1.4.1.

4.2.1 Cumulative Effects

SD15A/0185 - Site 645 & 646, Jordanstown Drive, Greenogue Business Park, Rathcoole, Co. Dublin.

Permission: Granted

Decision Date: 20/08/2015

Applicant: Sandymark Investments PLC, Greenogue Business Park

Description: Extension of existing warehouse unit and ancillary offices (1.9 Ha. combined site area). The existing warehousing unit comprises 2,727sq.m warehousing, 122sq.m ancillary offices (granted under planning application Reg.Ref. SD06A/0115). The proposed adjoined integrated extension (15.9 high to match the existing building) consists of demolition of existing 122sq.m two storey ancillary office for use of ground floor area as 61sq.m warehousing, provision of 1175sq.m integrated offices & 392sq.m staff facilities on three floors, provision of 403sq.m storage area on second floor, 6,959sq.m warehouse area at ground floor level plus 120sq.m 5m high separate plantroom building located to rear of warehouse with integrated workshop and staff facilities, 8m high water holding tank, ancillary carparking, HGV marshalling/loading/unloading yard, new site entrance/exits, services, utilities, landscaping, paving & all site development works.

SD15A/0074 - 518B, Grants Crescent, Greenogue Business Park, Rathcoole, Co. Dublin.

Permission: Granted

Decision Date: 11/12/2015

Applicant: Blacktrench Recycling & Recovery Ltd., Greenogue Business Park

Description: Waste Handling/Materials Storage/Transfer Building 561sq.m & 12m high plus ancillary site works on the site of the existing waste handling facility.

SD15A/0274 - Site 665, Greenogue Business Park, Rathcoole, Co. Dublin

Permission: Granted

Decision Date: 28/01/2016

Applicant: Sandymark Investments PLC, Greenogue Business Park

Description: Construction of a warehouse unit and ancillary offices (2.2ha. site area) fronting Newcastle-Rathcoole Road (R120) consisting of 9,080sq.m warehouse unit (max 17m high), 54sq.m of ancillary staff facilities within warehouse area, 816sq.m ancillary offices/staff facilities on three floors (max 11.75m high) to front of the unit plus ancillary carparking, HGV marshalling/loading/unloading yard with ancillary HGV parking, services, utilities, landscaping, paving and all site development works, 2 new site entrances/exits from proposed estate access road as granted under planning permission reg. ref. SD15A/0019 & SD08A/0276 incorporating altered cul-de-sac turnabout arrangement to this access road as part of this application.

The proposed project is located within Greenogue Business Park on a pre-existing site. The main potential impacts identified are on surface or ground water - however these are addressed through design measures. Therefore, given the proposed design measures and the distance from the Natura 2000 sites, there are no projects in the vicinity of Greenogue Business Park, in combination with the proposed project, have the potential to cause significant impacts on the Natura 2000 sites listed above.

4.3 Conclusion

Following initial screening, and based upon best scientific judgement it is concluded that there will be no significant impacts on the following Natura 2000 sites:

- North Dublin Bay SAC (Site Code 000206); and
- South Dublin Bay SAC (Site Code 000210).

References

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

NPWS (2015) *National Parks and Wildlife Service*. [ONLINE] Available at:<http://www.npws.ie/>. [Accessed 04 September 15].

Appendix A

A Site Plan, Block B Site Layout Plan

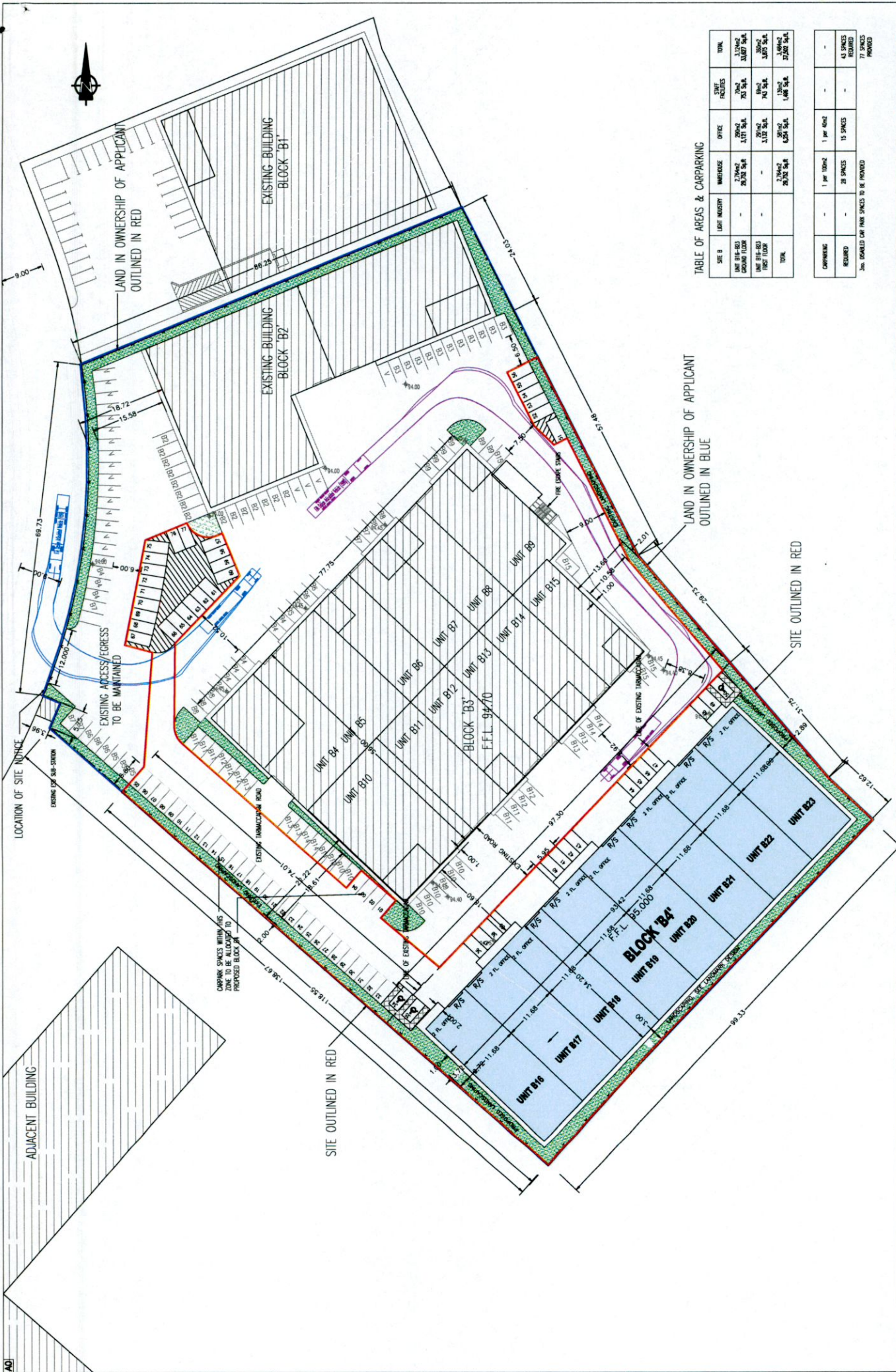


TABLE OF AREAS & CARPARKING

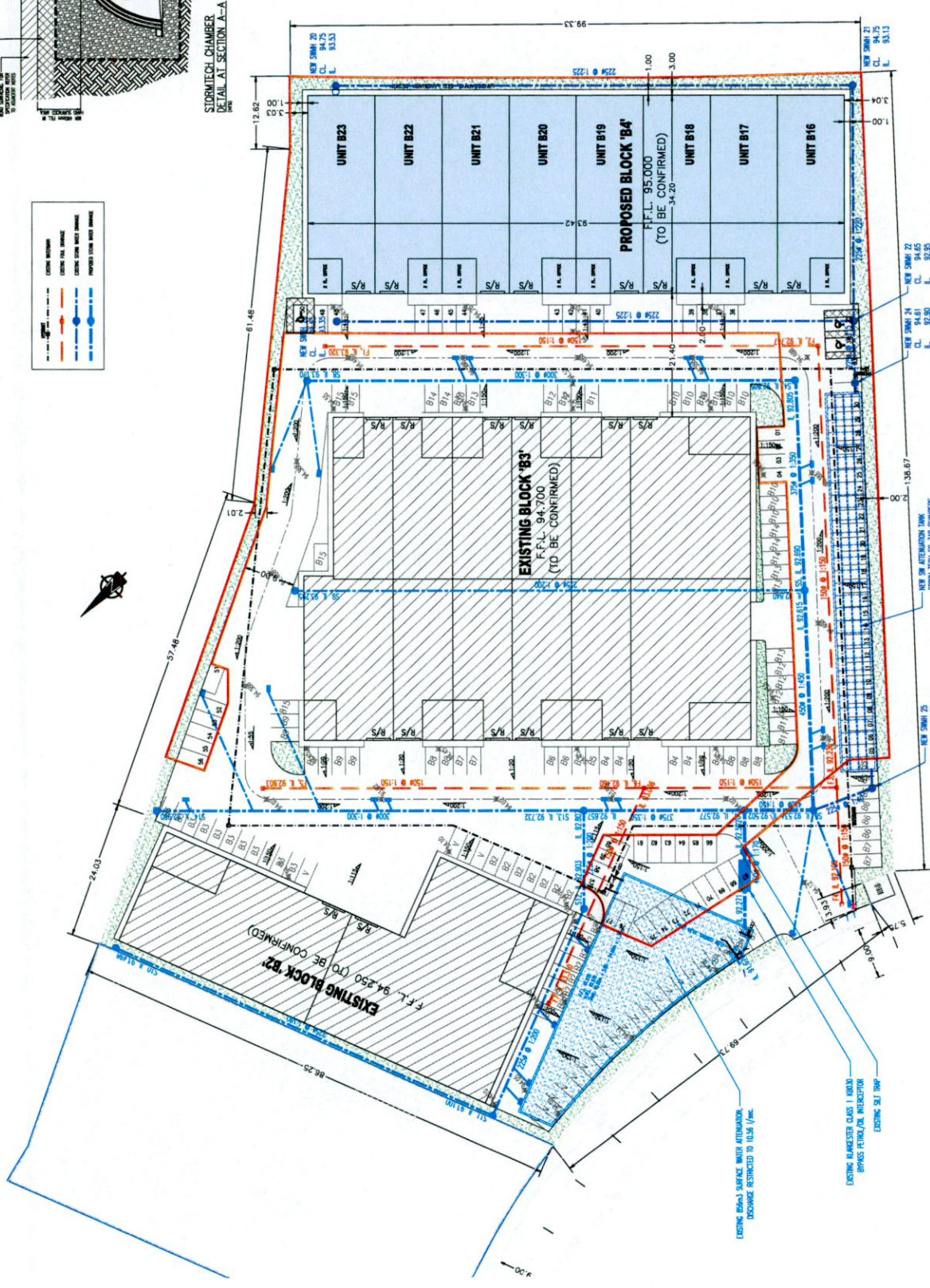
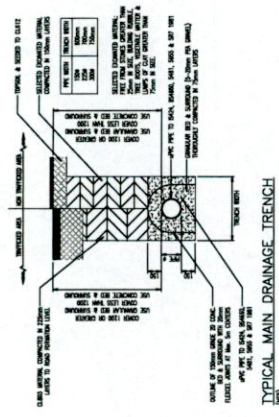
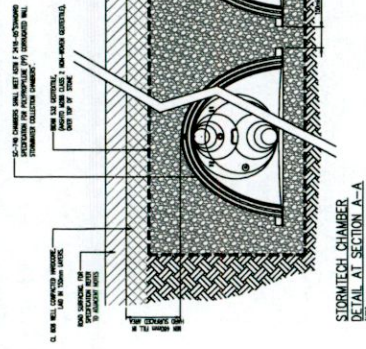
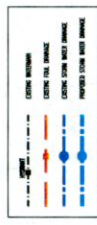
SITE B	LIGHT INDUSTRY	WAREHOUSE	OFFICE	TEMP FACILITIES	TOTAL
UNIT B16 B3 CARPARK FLOOR	-	2,794.62	780.43	78.54	3,653.59 SQ.M.
UNIT B16 B3 FIRST FLOOR	-	-	291.02	88.90	379.92 SQ.M.
TOTAL	-	2,794.62	1,071.45	167.44	4,033.51 SQ.M.

CARPARKING	1 per 100sqm	1 per 40sqm	-	-	-
REQUIRED	28 SPACES	15 SPACES	-	-	43 SPACES
PROVIDED	-	-	-	-	77 SPACES

39m EXCEEDED CAR PARK SPACES TO BE PROVIDED

KAVANAGH BURKE CONSULTING ENGINEERS 11, BEECHWOOD PARK, BEECHWOOD, DUBLIN 11.		DRAWING NO. 01119-3 DATE 02
SITE LAYOUT PLAN		
SITE B - BLOCK B4 AERODROME BUSINESS PARK RATHCOOLE CO. DUBLIN		
DE LA SALLE LIMITED		

Appendix B
B Site Drainage Plan



PLANNING

BLOCK 9A, SITE B
SITE B
AERODROME BUSINESS PARK,
COLLEGLAND ROAD, CO. DUBLIN

DRAINAGE AND WATERMAIN LAYOUT

DE LA SALLE LIMITED
KAVANAGH BURKE
CONSULTING ENGINEERS

01119-3 03 PC2