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APPROPRIATE ASSESSMENT SCREENING REPORT

FOR

PROPOSED EXTENSION DEVELOPMENT


AT


GLEN ABBEY COMPLEX, BELGARD
ROAD, TALLAGHT, CO.DUBLIN

ON BEHALF OF

Health Service Executive

Prepared by
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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by the Health Service Executive (HSE) to carry out an Appropriate Assessment Screening Report in relation to the extension, refurbishment and change of use of an existing building (the "Proposed Development") located at Glen Abbey Complex, Belgard Road, Tallaght, Dublin 24, D24TD73. This report contains information to enable the competent authority to undertake Stage 1 Appropriate Assessment Screening in respect of the Proposed Development.

1.2 Legislative Background

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (2009/147/EC) seeks to protect birds of special importance by the designation of Special Protection Areas (SPAs). The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011).

SACs and SPAs are collectively known as Natura 2000 or European sites. It is the responsibility of each member state to designate SPAs and SACs. SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived.

An 'Appropriate Assessment' (AA) is an assessment required prior to the grant of planning permission to determine whether a plan or project, based on best scientific knowledge, will have an adverse effect on the integrity of a European site, either alone or in combination with other plans and projects. It is required for any plan or project not directly connected with or necessary to the management of a site but likely to have a significant effect on it. Accordingly, a screening for AA determines whether a plan or project, either alone or in combination with other plans and projects, is likely to have significant effects on a European site, in view of its conservation objectives.

A competent authority must determine that an Appropriate Assessment is required in respect of any European site where, following screening, it cannot be excluded that the plan or project will have a significant effect on the European site, in view of its conservation objectives.

This AA Screening Report has been prepared to determine whether the Proposed Development is likely to have a significant effect, alone or in combination with other plans and projects, on any European site, in view of their conservation objectives.

1.2.1 Legislative Context

An Appropriate Assessment is required under Article 6 of the Habitats Directive where a project or plan may give rise to significant effects upon a European Site. Paragraph 3 states that:

“6(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.”

These obligations in relation to Appropriate Assessment have been implemented in Ireland under Part XAB of the Planning and Development Act 2000, as amended (“the 2000 Act”), and in particular Section 177U and Section 177V thereof. The relevant provisions of Section 177U in relation to AA screening have been set out below:

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

(2)...

(3)...

(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a Proposed Development, 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 Development, 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 Development, 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 Development, individually or in combination with other plans or projects, will have a significant effect on a European site.”

1.2.2 Stages of AA

The AA process is a four-stage process. Each stage requires different considerations, assessments and tests to ultimately arrive at the relevant conclusion for each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Overview of Screening and Appropriate Assessment

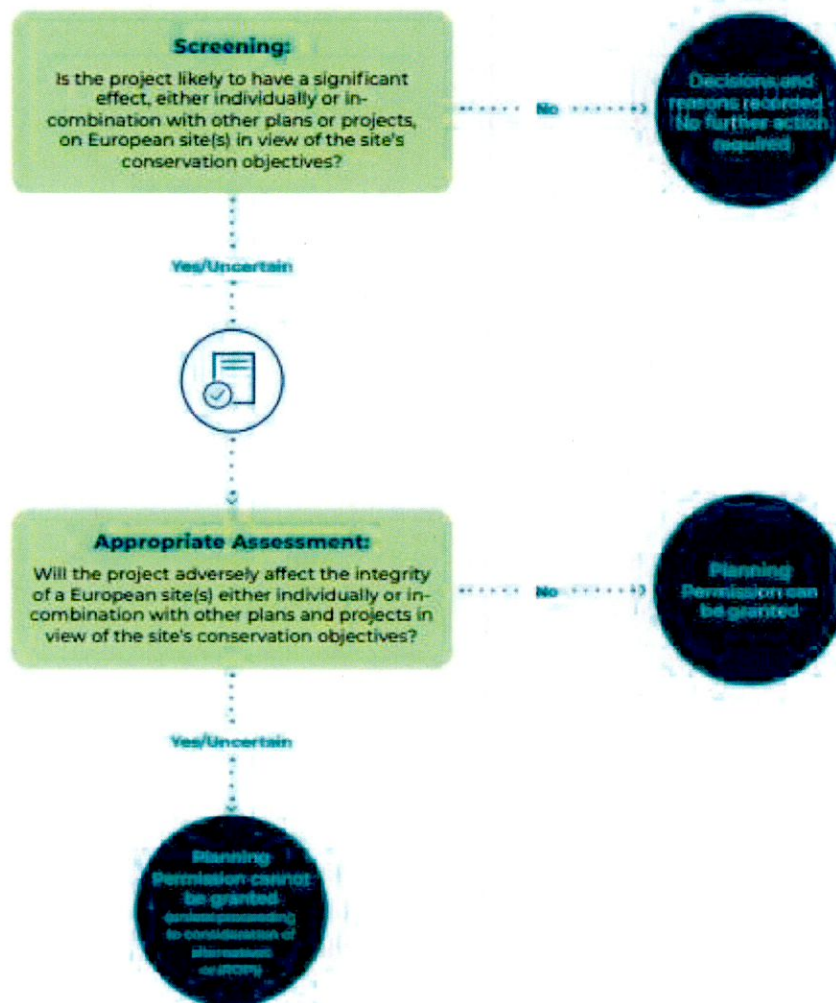


FIGURE 1. OVERVIEW OF SCREENING AND APPROPRIATE ASSESSMENT (OPR, 2021).

The four stages of an AA can be summarised as follows:

- Stage 1 *Screening* addresses:
 - whether a plan or project is directly connected to or necessary for the management of the site, or
 - whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European site in view of its conservation objectives.
- Stage 2: **Appropriate Assessment (AA)**. The second stage of the AA requires the competent authority to determine whether the project or plan (either alone or in combination with other projects or plans) will have an adverse effect on the integrity of the European site, having regard to the conservation objectives of the site and its

ecological structure and function. (Figure 1). The applicant must provide a Natura Impact Statement (NIS) to the competent authority to inform the AA, which is 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 one European site, in view of the conservation objectives of the site or sites. It must 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. The competent authority must consult with the public in relation to any plan or project that requires AA. If the competent authority determines that the plan or project would have an adverse effect on the integrity of any European site, it can only grant consent after proceeding through steps 3 and 4.

- Stage 3: *Assessment of alternative solutions*. If the outcome of Stage 2 is negative i.e., adverse impacts to the sites cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned. This stage examines alternative solutions to the proposal.
- Stage 4: *Assessment where no alternative solutions exist and where adverse impacts remain*. The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a European site, where no less damaging solution exists.

2 METHODOLOGY

2.1 Guidance

This AA Screening Report has been undertaken in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*. (Department of Environment, Heritage and Local Government, 2010 revision);
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*. Circular NPW 1/10 & PSSP 2/10;
- *Communication from the Commission on the precautionary principle* (European Commission, 2000);
- *Managing European sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission, 2019);
- *Assessment of plans and projects in relation to European sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC Brussels, 28.9.2021 C* (European Commission, 2021);
- *Appropriate Assessment Screening for Development Management, OPR Practice Note PN01, Office of the Planning Regulator March 2021;*

- *Amendments to section 42 of the Planning and Development Act 2000, as amended and associated Planning and Development Regulations 2001.* Department of the Environment, Heritage and Local Government. (2021). Circular Letter: EUIPR 01/2021.

2.2 Screening Steps

Screening for AA involves the following steps:

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

2.3 Desk Study

A desktop study was carried out in October 2022 to collate and review available information, datasets and documentation sources relevant for the completion of this Screening Report. The desktop study relied on the following sources:

- Information on the network of European sites, boundaries, qualifying interests and conservation objectives, obtained from the National Parks and Wildlife Service (NPWS) at www.npws.ie;
- Text summaries of the relevant European sites taken from the respective site Synopses available at www.npws.ie;
- Information on species records and distributions, obtained from the National Biodiversity Data Centre (NBDC) at www.maps.biodiversityireland.ie;
- Information on waterbodies, catchment areas and hydrological connections obtained from the Environmental Protection Agency (EPA) at www.gis.epa.ie;
- Information on surface water, storm water and sewage infrastructure within and surround the site provided by the applicant and their design team.
- Information on bedrock, groundwater, aquifers and their statuses, obtained from Geological Survey Ireland (GSI) at www.gsi.ie;
- Satellite imagery and mapping obtained from various sources and dates including Google, Digital Globe, Bing and Ordnance Survey Ireland;

- Information on the existence of permitted developments, or developments awaiting decision, in the vicinity of the Proposed Development from the National Planning Application Database.

For a complete list of the specific documents consulted as part of this assessment, see *Section 5 References*.

2.4 Ecological surveys

Due to the nature and location of the Proposed Development Site (hardstanding and amenity grassland in an urban area) no ecological surveys were required.

2.5 Assessment of Significant Effects

The potential for significant effects that may arise from the Proposed Development was considered through the use of key indicators, namely:

- Habitat loss or alteration
- Habitat/species fragmentation
- Disturbance and/or displacement of species
- Changes in population density
- Changes in water quality and resource

The potential impacts of the Proposed Development were considered in light of the conservation objectives of relevant European sites.

3 STAGE 1 SCREENING

3.1 Management of European sites

The Proposed Development at Glen Abbey Complex, Belgard Road, Tallaght, Dublin 24 is not directly connected with or necessary to the management of any European sites.

3.2 Description of Proposed Development

3.2.1 Site location

The Proposed Development Site is located in the Glen Abbey Business Complex on Belgard Road in Tallaght, Co. Dublin (Figure 2). The Site is comprised of an existing 3 storey building, parking facilities and a landscaped area consisting of amenity grassland and scattered trees. The Site is accessed via the R113 to the east which links the Proposed Development Site to Clondalkin to the north and the M50 Motorway to the east at Ballymount. The Proposed Development Site is bounded on all sides by industrial estates comprised of industrial and retail facilities. The closest European Site to the Proposed Development is Glenasmole Valley SAC which is approximately 4km to the south of the Site. The Site area is approximately 3,258 m² (0.33Ha).

3.2.2 Project Description

The Proposed Development principally comprises the refurbishment and extension of the existing 3 No. storey building and a change of use of the existing building and site from a vacant addiction service facility to a National Ambulance Base facility (Figure 3).

The proposed works principally include:

- The demolition of a stair core and boiler room (40m²) and the removal of an external stair-core, entrance ramp and steps to the north of the building.
- Provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey two-bay ambulance garage (Figure 4-5).
- Increasing the gross floor area of the building from 943m² to 1420m².
- Rationalisation of floor space in the existing building.
- The provision of an external canopy to shelter 14 No. emergency vehicles.
- The provision of a power washing station towards the south-western corner of the Site, ancillary staff car-parking and cycle parking.
- Revised elevational treatments and boundary treatments.
- Hard and soft landscaping and all associated works above and below ground.

3.2.1 Construction Phase Details

The following information has been extracted from the Civil/Structural Planning Report submitting with this application and supplemented with information provided by the project design team.

The Construction Phase of the Proposed Development will involve minor demolition works of external stair cores, boiler room, entrance ramps and steps. It is envisaged that this demolition work will be completed using an excavator with demolition material being removed from Site. Construction works will also involve the lateral and vertical extensions to the existing building with an overall increase in floor area of 477m² including an external canopy to shelter 14 ambulances, parking spaces and all associated Site works. Access to the Site will be from Belgard Road (R113).

It is expected that demolition and construction works will take 12 months to complete. During the Construction Phase there will be increased movements of personnel to and from the Site. Working hours at the Site will comply with the *Environmental Noise Regulations 2006 (S.I. No. 140 of 2006)*¹. No working will be allowed on Sundays and Public Holidays unless express permission is obtained from the Local Authority.

¹<https://www.irishstatutebook.ie/eli/2006/si/140/made/en/print#:~:text=The%20Regulations%20designate%20noise%2Dmapping,is%20assigned%20to%20local%20authorities.>

3.2.2 Operational Phase Details

The following information has been extracted from the Civil/Structural Planning Report submitting with this application and supplemented with information provided by the project design team.

The Operational Phase of the Proposed Development will consist of an ambulance garage and offices facilities for the National Ambulance Service. The facility will be open 24 hours a day with approximately 25 people being on shift at any one time.

3.2.3 Surface water drainage

Surface waters will be collected from both the existing building and the new development using two distinct and separate systems. The roof areas to both the existing building and the new structures will be collected independently and drained to a rainwater harvesting storage system. The hardstand ground level areas, such as parking areas, ambulance power washing station, channel and Aco drains, and potentially some of the western extent of the existing roof will be collected via an independent drainage network which will be filtered via a petrol interceptor. Both surface water networks will discharge into the combined public drains via an attenuation system with a flow control device (Figure 6).

The entire new extension roof and the majority of the existing structure roof (once upgraded) will drain on a separate system. Existing manhole levels, once confirmed, may facilitate the collection of all rainwater from new and existing roofs. The rainwater collected from the roof structures will be drained via rainwater pipes in an entirely closed system, minimizing potential debris or contaminants. It is anticipated the rainwater collected can be used to service bathrooms, power washing and other non-potable activities. The rainwater harvesting storage will include a backup mains feed and will be installed with an overflow to the attenuation area.

The surface water drained from the hardstand ground level areas will be collected separately due to the potential for contaminants or debris entering the drainage system. All surface water collected will be filtered through a petrol interceptor before entering the attenuation system. A flow control device has been specified to restrict outflow from the site to less than pre-development rates, thereby alleviating pressure on the combined public system.

3.2.4 Foul drainage

The Proposed Development requires minimal intervention with respect to foul water collection. The function of the new development is primarily that of a garage, and as such no new WCs, sinks or similar foul water-generating facilities are to be provided. The renovation and refurbishment works to the existing building include the use of the existing WC facilities without increasing the number or demand of outlets.

Minor works will be carried out to the existing foul network to the northern elevation of the existing building in the vicinity of the new stairwell and entrance (Figure 6). These works are required to facilitate the construction of the stairwell and require some re-direction of drainage runs and the relaying of some lines from the existing building to facilitate the construction of the new access ramp and steps. All foul water will be gravity-fed to the existing manholes and public network.

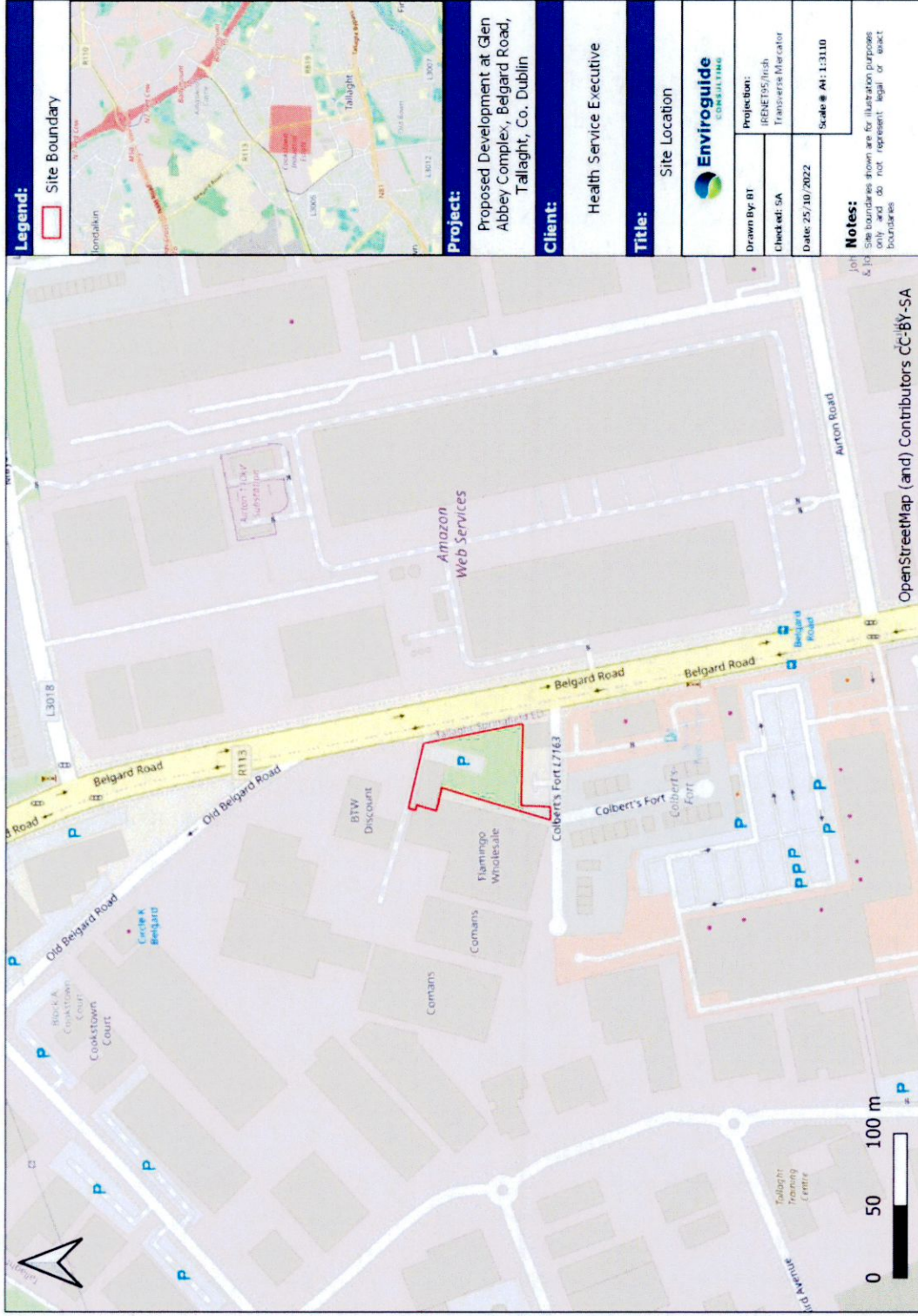


FIGURE 2. SITE LOCATION

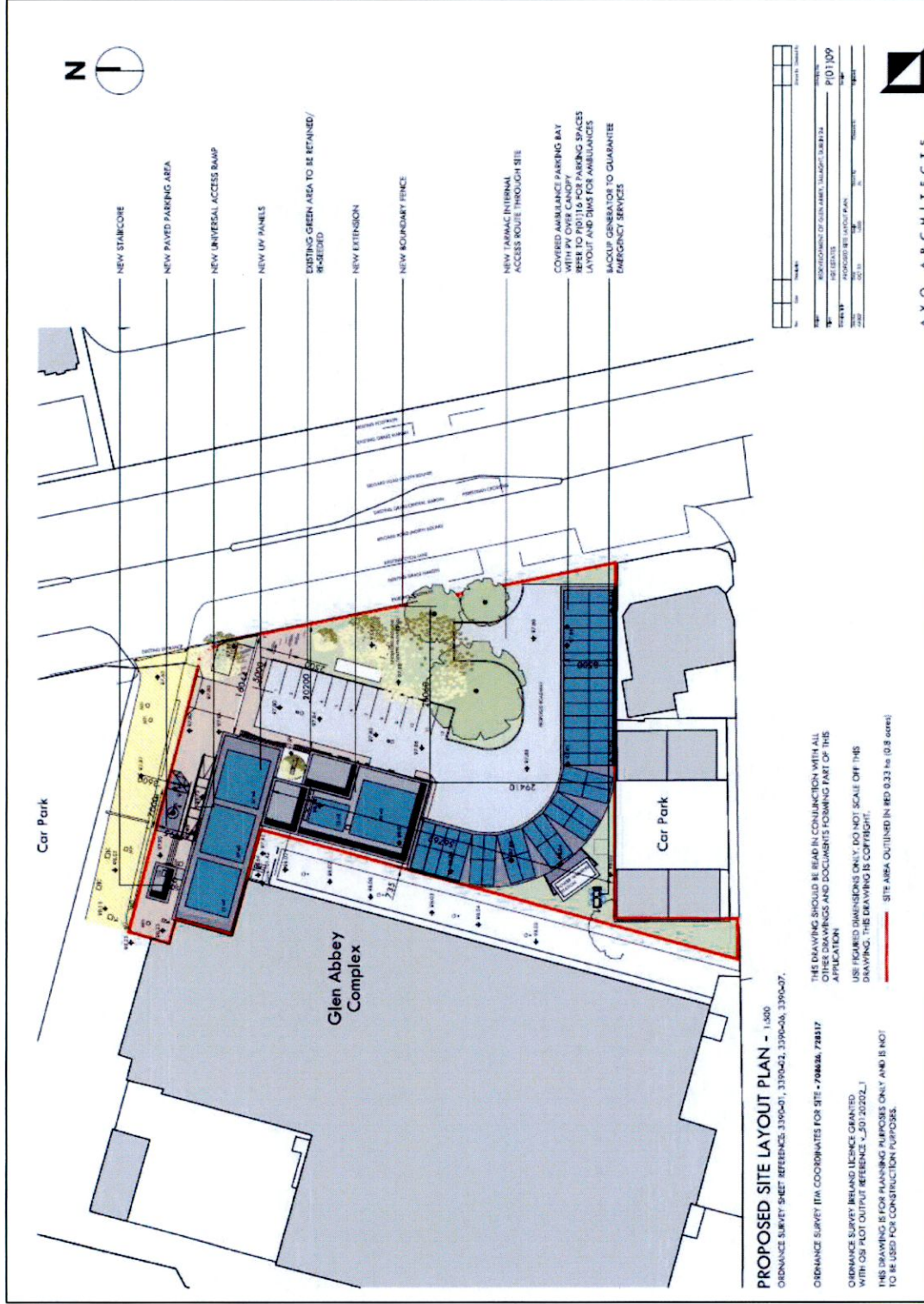
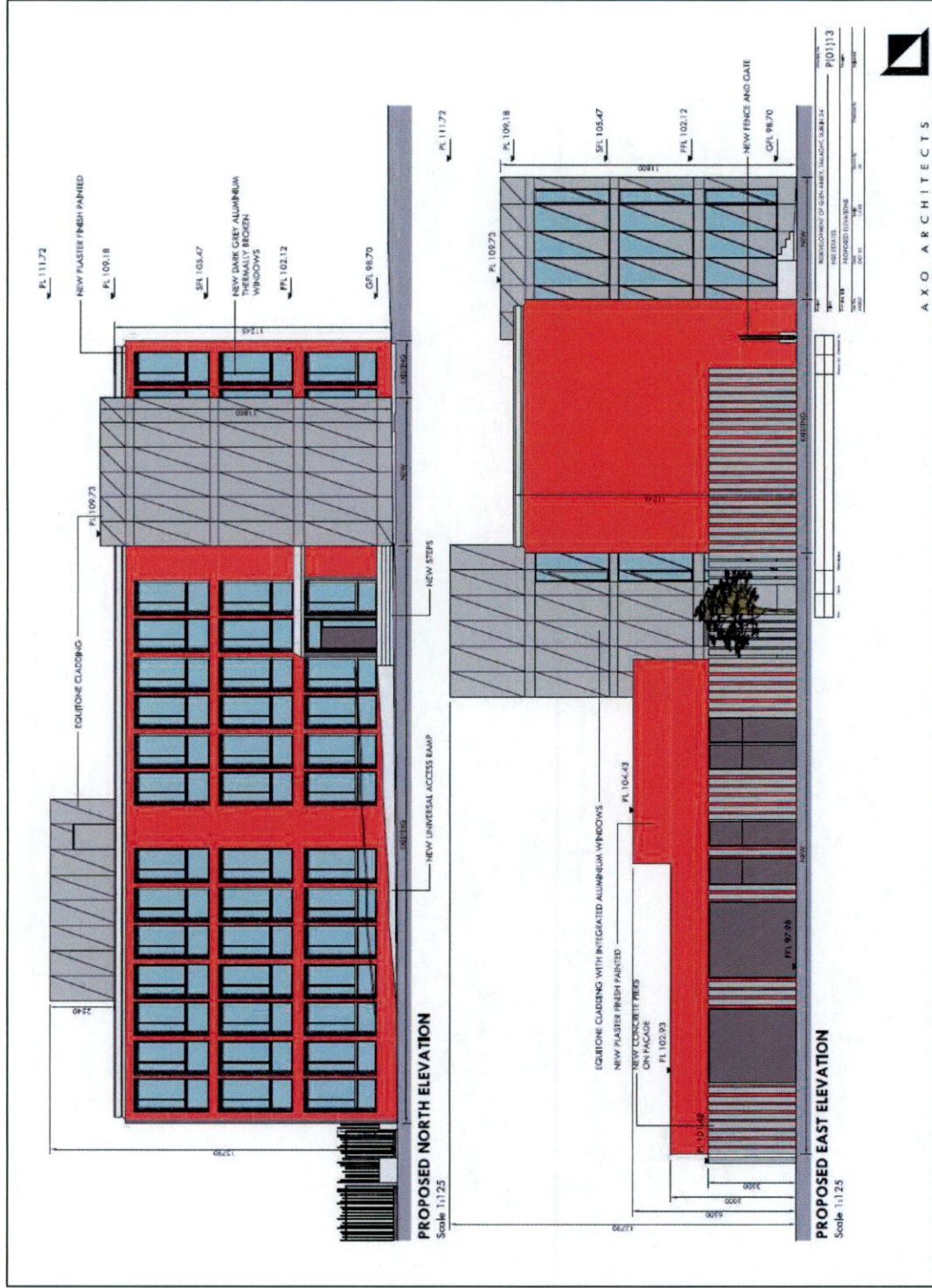


FIGURE 3: PROPOSED SITE LAYOUT (AXO ARCHITECTS)





COMPUTER GENERATED IMAGE

Scale N/A

NO.	DATE	REVISION

PROJECT: BELGARD EXTENSION OF DUBLIN ROAD, TALLAGHT, DUBLIN 24
 DRAWING NO: AAO 02/2024
 DATE: 20/11/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



FIGURE 5: COMPUTER GENERATED IMAGE LOOKING SOUTH-WEST OVER THE PROPOSED DEVELOPMENT SITE (AXO ARCHITECTS)

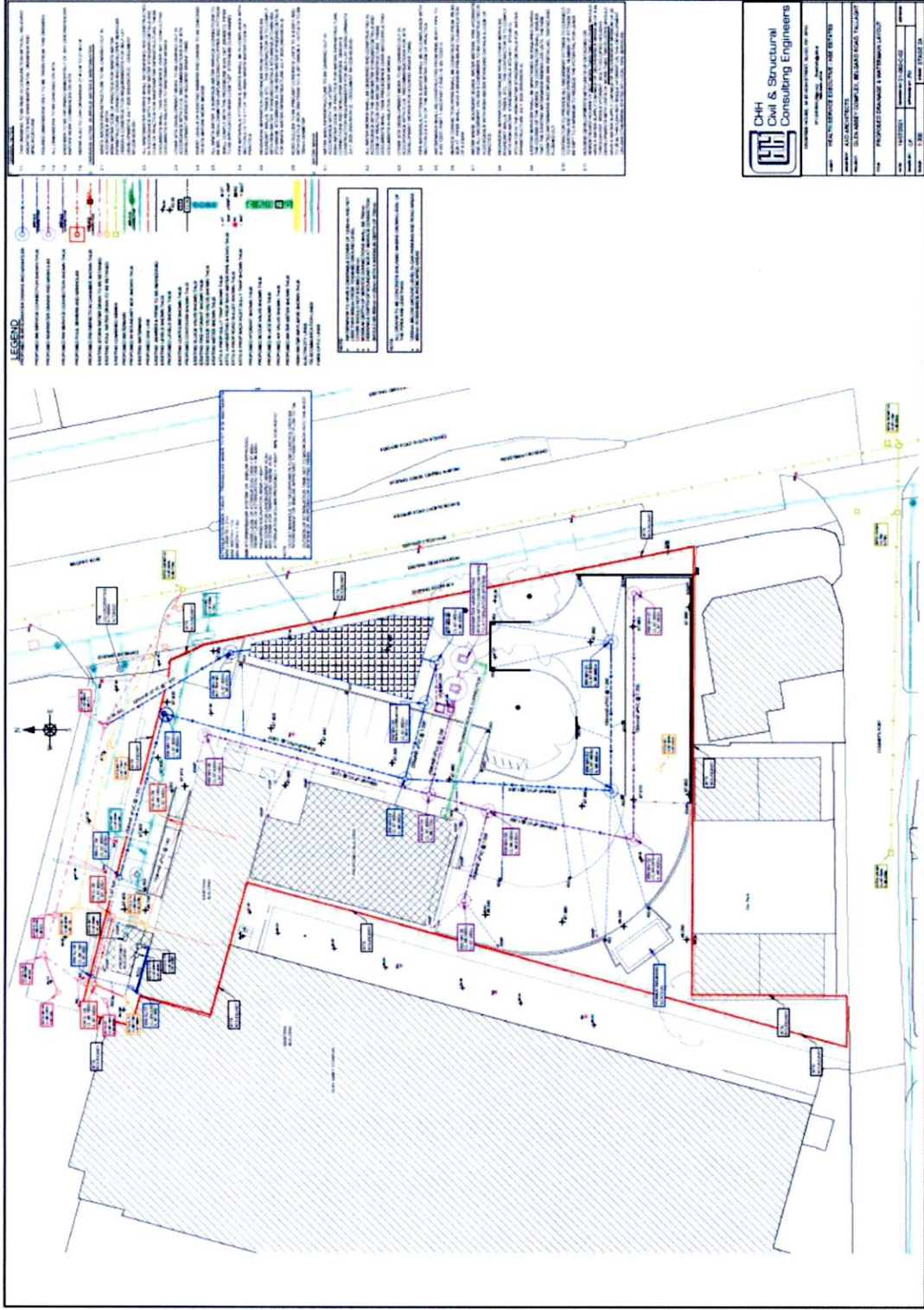


FIGURE 6. PROPOSED DRAINAGE AND WATERMAIN LAYOUT (CHH CIVIL & STRUCTURAL CONSULTING ENGINEERS)

3.3 Existing Environment

3.3.1 Surface Water

The Site of the Proposed Development is located within the Liffey and Dublin Bay catchment and Liffey_SC_090 sub catchment. There are no surface waterbodies within the Site. The closest river water body is an un-named 1st order stream 950m to the south-east of the Proposed Development Site. The name of this stream changes to the Poddle 1st order stream (EPA Code: 09PO3) which flows for approximately 12km in a north westerly direction before entering the River Liffey/Upper Liffey Estuary at Merchants Quay which flows into Dublin Bay. Both the un-named stream and the Poddle stream have been assigned “*Poor*” water quality status (WFD, 2013-2018) and are classified as “*At Risk*” of failing to achieve their Water Framework Directive status objectives by 2027 (EPA, 2022). The upper Liffey Estuary which receives waters from the un-named stream and Poddle stream has been assigned “*Good*” water quality status (WFD, 2013-2018).

3.3.2 Geology and Hydrogeology

The Site of the Proposed Development is situated on the Dublin groundwater body (IE_EA_G_008), which is classified as having “*Good*” status (WFD Status 2013-2018). The aquifer type in the area is a “*Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones*”. The bedrock units underlying the Site are classified as “*Dinantian Upper Impure Limestones*” (GSI, 2022) while the quaternary sediments classified as “*Till derived from limestones*” (GSI, 2022). The level of vulnerability to groundwater contamination from human activities at the Site is classed as “*Moderate*” (EPA, 2022). The subsoil beneath the Site is *Man made* (EPA, 2022). The SIS National Soils database classified the soil beneath the Site as “*Urban*” (GSI, 2022).

3.4 Identification of Relevant European sites

In order to identify the European sites that potentially lie within the Zone of Influence (ZOI) of the Proposed Development, a Source-Path-Receptor method (S-P-R) was adopted, as described in ‘OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management’ (OPR, 2021), a practice note produced by the Office of the Planning Regulator, Dublin. This note was published to provide guidance on Screening for Appropriate Assessment (AA) during the planning process, and although it focuses on the approach a planning authority should take in screening for AA, the methodology is also applicable to the preparation of Appropriate Assessment Screening Reports such as this.

The guidance document published by the Department of Housing, Planning and Local Government (then DEHLG) ‘Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities’ (2009) recommends an arbitrary distance of 15km as the precautionary ZOI for a plan or project being assessed for likely significant effects on European sites, stating however that this should be evaluated on a case-by-case basis.

As such, the 15km ZOI is used in this report as an initial starting point for collating European sites for AA screening. The potential for connectivity with European sites at distances greater than 15km from the Proposed Development was also considered in this initial assessment. In this case, there is no potential connectivity between the Proposed Development Site and

European sites located at a distance greater than 15km from the Proposed Development based on the S-P-R model.

The methodology used to identify relevant European sites comprised the following:

- Use of up-to-date GIS spatial datasets for European designated sites and water catchments – downloaded from the NPWS website (www.npws.ie) and the EPA website (www.epa.ie) to identify European sites which could potentially be affected by the Proposed Development;
- The catchment data were used to establish or discount potential hydrological connectivity between the Project Boundary and any European sites.
- All European sites within the Precautionary zone of influence (within 15km of the Proposed Development Site) were identified and are shown in Figure 7.
- Table 2 provides details of all relevant European sites as identified in the preceding steps. The potential for pathways between European sites and the Proposed Development Site was assessed on a case-by-case basis using the Source-Pathway-Receptor framework as per the OPR Practice Note PN01 (March 2021). Those European sites where a pathway has been identified are highlighted in green. Pathways considered included:
 - a. Direct pathways (e.g., proximity (i.e., location within the European site), water bodies, air (for both air emissions and noise impacts).
 - b. Indirect pathways (e.g., disruption to migratory paths, 'Sightlines' where noisy or intrusive activities may result in disturbance to shy species).
- The Site synopses and conservation objectives of these sites, as per the NPWS website (www.npws.ie), were consulted and reviewed at the time of preparing this report.
- There is absolutely no reliance placed in this Appropriate Assessment Screening Report on measures intended to avoid/reduce harmful effects on the European sites.

The result of this preliminary screening concluded that there are six SAC's and four SPA's located within the precautionary ZOI of the Proposed Development Site. The distances to each site listed are taken from the nearest possible point of the Proposed Development Site boundary to the nearest possible point of each European site.

Potential pathways between the Proposed Development Site and the European sites within the ZOI were identified (Table 2).

TABLE 1. EUROPEAN SITES WITHIN THE 15KM PRECAUTIONARY ZONE OF INFLUENCE OF THE PROPOSED DEVELOPMENT AND POTENTIAL PATHWAYS BETWEEN THEM. THOSE EUROPEAN SITES FOR WHICH A S-P-R LINK WAS IDENTIFIED ARE HIGHLIGHTED IN GREEN.

Site Name	Qualifying Interests (*= priority habitats)	Distance to Site	Source Pathway-Receptor
Special Areas of Conservation (SAC)			
Glenasmole Valley SAC (001209) https://www.npws.ie/protected-sites/sac/001209	Conservation Objectives Version 1.0 (NPWS, 2021a) <ul style="list-style-type: none"> - Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] - Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] - Petrifying springs with tufa formation (Cratoneurion) [7220] 	4.0 km south	
Wicklow Mountains SAC (002122) https://www.npws.ie/protected-sites/sac/002122	Conservation Objectives Version 1.0 (NPWS, 2017) <ul style="list-style-type: none"> - Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] - Natural dystrophic lakes and ponds [3160] - Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] - European dry heaths [4030] - Alpine and Boreal heaths [4060] - Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] - Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] - Blanket bogs (* if active bog) [7130] - Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] - Calcareous rocky slopes with chasmophytic vegetation [8210] - Siliceous rocky slopes with chasmophytic vegetation [8220] - Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] 	6.4 km south	<p>None: The intervening distance between the Site and these SACs is deemed sufficient to exclude the possibility of significant effects on these SAC's arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during the Construction/Operational Phase.</p> <p>There is no hydrological connection between the Site of the Proposed Development and these SAC's, and thus no risk of any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction and/or Operational Phase of the Proposed Development contaminating these SAC's</p>

Site Name	Qualifying Interests (*= priority habitats)	Distance to Site	Source Pathway-Receptor
	<ul style="list-style-type: none"> - <i>Lutra lutra</i> (Otter) [1355] 		
Rye Water Valley/Carton SAC (001398) https://www.npws.ie/protected-sites/sac/001398	Conservation Objectives Version 1.0 (NPWS, 2021b) <ul style="list-style-type: none"> - Petrifying springs with tufa formation (Cratoneurion) [7220] - <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] - <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] 	10.9 km north west	
South Dublin Bay SAC (000210) https://www.npws.ie/protected-sites/sac/000210	Conservation Objectives Version 1.0 (NPWS, 2013a) <ul style="list-style-type: none"> - Mudflats and sandflats not covered by seawater at low tide [1140] - Annual vegetation of drift lines [1210] - <i>Salicornia</i> and other annuals colonising mud and sand [1310] - Embryonic shifting dunes [2110] 	11.2 km north east	<p>Yes: Surface and foul waters from the Proposed Development Site flow into an existing 375mm combined sewer on Belgard Road (R113). This sewer connects to the Dodder Valley Sewer and flows to Ringsend waste water treatment plant (WWTP) and ultimately Dublin Bay. Therefore, there is a hydrological connection between the Site and this SAC via Ringsend WWTP.</p> <p>The intervening distance between the Site and this SAC is deemed sufficient to exclude the possibility of significant effects on this SAC arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p>
Knocksink Wood SAC (000725) https://www.npws.ie/protected-sites/sac/000725	Conservation Objectives Version 1.0 (NPWS, 2021c) <ul style="list-style-type: none"> - Petrifying springs with tufa formation (Cratoneurion) [7220] - Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] - Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] 	13.9 km south east	<p>None: The intervening distance between the Site and this SAC is deemed sufficient to exclude the possibility of significant effects on this SAC arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p> <p>There is no hydrological connection between the Site of the Proposed Development and this SAC, and thus no risk of any potential surface water discharges containing sediment, silt and/or</p>

Site Name	Qualifying Interests (*= priority habitats)	Distance to Site	Source Pathway-Receptor
			pollutants arising from the Construction and/or Operational Phase of the Proposed Development contaminating this SAC.
<p>North Dublin Bay SAC (000206)</p> <p>https://www.npws.ie/protected-sites/sac/000206</p>	<ul style="list-style-type: none"> - Conservation Objectives Version 1.0 (NPWS, 2013b) - Mudflats and sandflats not covered by seawater at low tide [1140] - Annual vegetation of drift lines [1210] - <i>Salicornia</i> and other annuals colonising mud and sand [1310] - Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] - Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] - Embryonic shifting dunes [2110] - Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] - Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] - Humid dune slacks [2190] - <i>Petalophyllum ralfsii</i> (Petalwort) [1395] 	14.5 km north east	<p>Yes: Surface and foul waters from the Proposed Development Site flow into an existing 375mm combined sewer on Belgard Road (R113). This sewer connects to the Dodder Valley Sewer and flows to Ringsend Waste Water Treatment Plant (WWTP) and ultimately Dublin Bay. Therefore, there is hydrological connection between the Site and this SAC via Ringsend WWTP.</p> <p>The intervening distance between the Site and this SAC is deemed sufficient to exclude the possibility of significant effects on this SAC arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p>
Special Protected Area (SPA)			
<p>Wicklow Mountains SPA (004040)</p> <p>https://www.npws.ie/protected-sites/spa/004040</p>	<p>Conservation Objectives Version 1.0 (NPWS, 2022a)</p> <ul style="list-style-type: none"> - Merlin (<i>Falco columbarius</i>) [A098] - Peregrine (<i>Falco peregrinus</i>) [A103] 	7.8 km south	<p>None: The intervening distance between the Site and this SPA is deemed sufficient to exclude the possibility of significant effects on this SPA arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p> <p>There is no hydrological connection between the Site of the Proposed Development and this SPA, and thus no risk of any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction and/or Operational Phase of the Proposed Development contaminating this SPA.</p>

Site Name	Qualifying Interests (*= priority habitats)	Distance to Site	Source Pathway-Receptor
<p>South Dublin Bay and River Tolka Estuary SPA (004024)</p> <p>https://www.npws.ie/protected-sites/spa/004024</p>	<p>Conservation Objectives Version 1.0 (NPWS, 2015b)</p> <ul style="list-style-type: none"> - Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] - Oystercatcher (<i>Haematopus ostralegus</i>) [A130] - Ringed Plover (<i>Charadrius hiaticula</i>) [A137] - Grey Plover (<i>Pluvialis squatarola</i>) [A141] - Knot (<i>Calidris canutus</i>) [A143] - Sanderling (<i>Calidris alba</i>) [A144] - Dunlin (<i>Calidris alpina</i>) [A149] - Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] - Redshank (<i>Tringa totanus</i>) [A162] - Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] - Roseate Tern (<i>Sterna dougallii</i>) [A192] - Common Tern (<i>Sterna hirundo</i>) [A193] - Arctic Tern (<i>Sterna paradisaea</i>) [A194] - Wetland and Waterbirds [A999] 	<p>11.2 km north east</p>	<p>Yes: Surface and foul waters from the Proposed Development Site flow into an existing 375mm combined sewer on Belgard Road (R113). This sewer connects to the Dodder Valley Sewer and flows to Ringsend Waste Water Treatment Plant (WWTP) and ultimately Dublin Bay. Therefore, there is a hydrological connection between the Site and these SPA's via Ringsend WWTP.</p> <p>The intervening distance between the Site and these SPA's is deemed sufficient to exclude the possibility of significant effects on these SPA's arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p>
<p>North Bull Island SPA (004006)</p> <p>https://www.npws.ie/protected-sites/spa/004006</p>	<p>Conservation Objectives Version 1.0 (NPWS, 2015a)</p> <ul style="list-style-type: none"> - Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] - Shelduck (<i>Tadorna tadorna</i>) [A048] - Teal (<i>Anas crecca</i>) [A052] - Pintail (<i>Anas acuta</i>) [A054] - Shoveler (<i>Anas clypeata</i>) [A056] - Oystercatcher (<i>Haematopus ostralegus</i>) [A130] - Golden Plover (<i>Pluvialis apricaria</i>) [A140] - Grey Plover (<i>Pluvialis squatarola</i>) [A141] - Knot (<i>Calidris canutus</i>) [A143] - Sanderling (<i>Calidris alba</i>) [A144] - Dunlin (<i>Calidris alpina</i>) [A149] - Black-tailed Godwit (<i>Limosa limosa</i>) [A156] 	<p>14.4 km north east</p>	<p>The intervening distance between the Site and these SPA's is deemed sufficient to exclude the possibility of significant effects on these SPA's arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p>

Site Name	Qualifying Interests (* = priority habitats)	Distance to Site	Source Pathway-Receptor
	<ul style="list-style-type: none"> - Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] - Curlew (<i>Numenius arquata</i>) [A160] - Redshank (<i>Tringa totanus</i>) [A162] - Turnstone (<i>Arenaria interpres</i>) [A169] - Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] - Wetland and Waterbirds [A999] 		
<p>Poulaphouca Reservoir SPA (004063)</p> <p>https://www.npws.ie/protected-sites/spa/004063</p>	<p>Conservation Objectives Version 1.0 (NPWS, 2022b)</p> <ul style="list-style-type: none"> - Greylag Goose (<i>Anser anser</i>) [A043] - Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] 	<p>14.8 km south</p>	<p>None: The intervening distance between the Site and this SPA is deemed sufficient to exclude the possibility of significant effects on this SPA arising from: emissions of noise, dust, airborne pollutants and/or vibrations emitted from the Site during the Construction Phase; potential increased lighting emitted from the Site during Construction Phase; and increased human presence at the Site during Construction/Operational Phase.</p> <p>There is no hydrological connection between the Site of the Proposed Development and this SPA, and thus no risk of any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction and/or Operational Phase of the Proposed Development contaminating this SPA.</p>

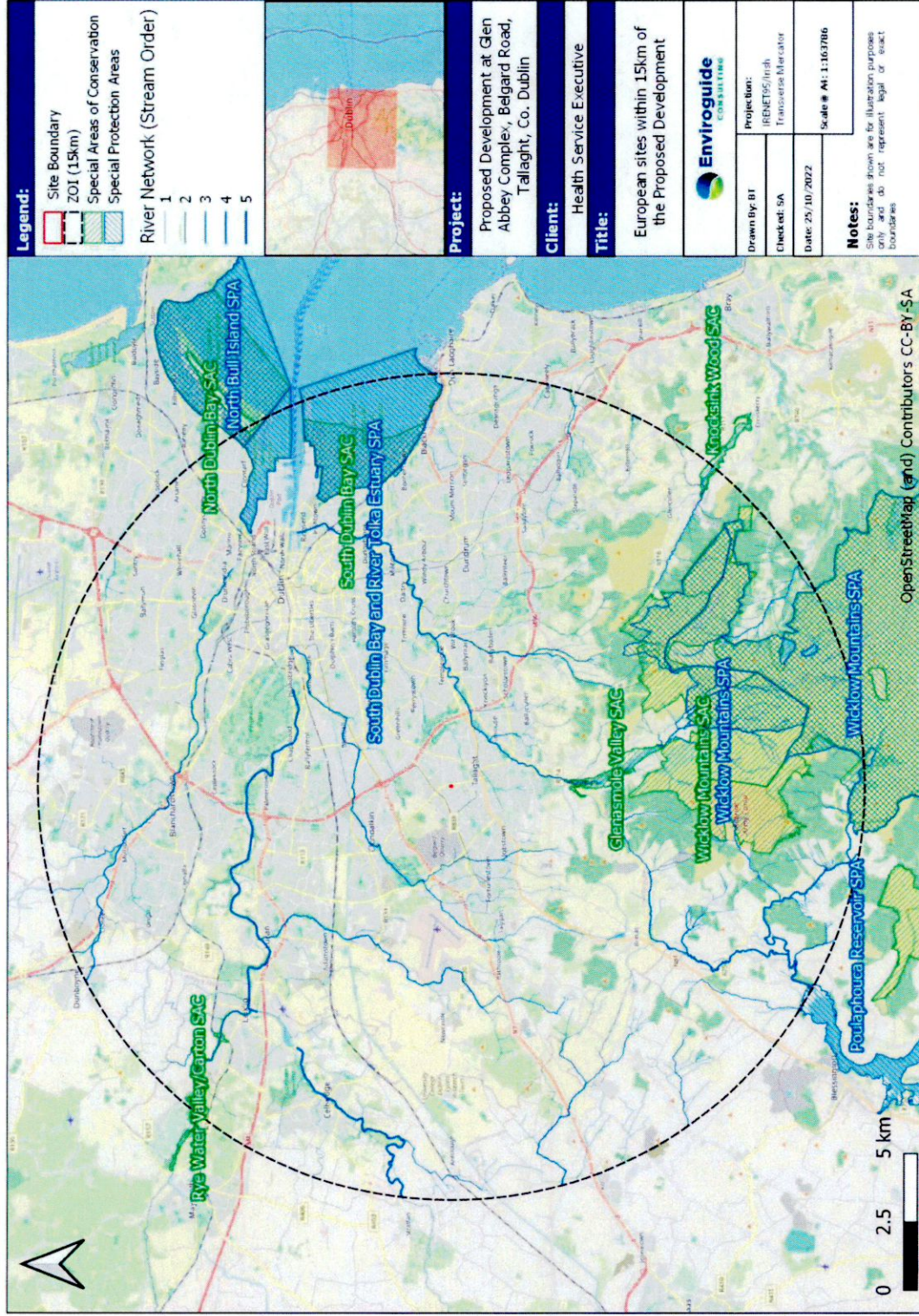


FIGURE 7. EUROPEAN SITES WITHIN 15KM OF THE PROPOSED SITE

3.5 Conservation objectives

European sites will only be at risk from likely significant effects where a Source-Pathway-Receptor link exists between the Proposed Development and the European site. As such, the remainder of this AA Screening report will focus on the European sites for which a S-P-R link of note was identified, namely:

- South Dublin Bay SAC (000210)
- North Dublin Bay SAC (000206)
- North Bull Island SPA (004006)
- South Dublin Bay and River Tolka Estuary SPA (004024)

3.5.1 Conservation Objectives

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them.

Site Specific Conservation Objectives (SSCO) have been compiled for the European sites listed above. Site-specific conservation objectives aim to define favourable conservation condition for habitats or species at a site.

The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, is stable or increasing.
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future.
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats.
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future.
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

3.6 Identification and Assessment of Potential Impacts

The assessment framework is taken from the best practice guidelines issued by the European Commission, i.e., "Assessment of plans and projects significantly affecting European sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC".

The potential for significant effects resulting from the Proposed Development was determined based on a range of indicators, including:

- Habitat loss or alteration;
- Habitat/species fragmentation;
- Disturbance and/or displacement of species;
- Changes in population density; and
- Changes in water quality and resource.

The following elements of the Proposed Development were assessed for their potential for likely significant effects on European sites.

- **Construction Phase**

- Surface water run-off containing silt, sediments and/or other pollutants into nearby waterbodies.
- Surface water run-off containing silt, sediments and/or other pollutants into the surface water drainage network.
- Surface water run-off containing silt, sediments and/or other pollutants into the local groundwater.
- Increased noise, dust and/or vibrations as a result of construction activity.
- Increased dust and air emissions from construction traffic.

- **Operational Phase**

- Surface water run-off containing silt, sediments and/or other pollutants into the surface water drainage network.
- Foul water from the Proposed Development leading to increased loading on wastewater treatment plants.

3.6.1 Habitat Loss and Alteration

The Proposed Development is not located within any European site and therefore there will be no direct loss or alteration of habitat as a result of the Proposed Development (Table 4). Furthermore, aerial imagery shows that the Site is composed of buildings and artificial surfaces, a small area amenity grassland and scattered trees. These habitats do not provide suitable *ex-situ* habitat for any of the shorebirds associated with North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA.

3.6.2 Habitat / Species Fragmentation

Habitat fragmentation has been defined as the 'reduction and isolation of patches of natural environment' (Hall *et al.*, 1997 cited in Franklin *et al.*, 2002) usually due to an external disturbance such that an alteration of the spatial composition of a habitat occurs that alters the habitat and 'create[s] isolated or tenuously connected patches of the original habitat' (Wiens, 1989 cited in Franklin *et al.*, 2002). This results in spatial separation of habitat units which had previously been in a state of greater continuity.

As there will be no habitat loss within any European sites, it is not considered that direct habitat fragmentation will arise as a result of the Proposed Development (Table 4). In addition, for the reasons outlined in section □ above there will be no fragmentation of QI habitat or potential *ex-situ* habitat in the vicinity of the Site.

3.6.3 Disturbance and / or Displacement of Species

Both North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA contain several noise sensitive SCI shorebird species (Table 2). The disturbance effects from construction activities effects would not be expected to extend beyond a distance of c.300m, as noise levels associated with general construction activities would attenuate to close to background levels at that distance (Cutts *et al.*, 2009). As the above sites are between 11-14km from the Site, the Proposed Development will not result in the disturbance/displacement of SCI species due to emissions of noise or any other environmental nuisance which may be generated during the Construction Phase (dust, vibrations or increased human presence) or Operational Phase (increased human presence). Given the hydrological connectivity between the Site and the above SPA's, a pollution event which releases large quantities of sediment or silt into Dublin Bay could result in the disturbance and/or displacement of SCI species. However the likelihood of significant effects are highly unlikely due to the reasons outlined in section 3.6.5 below.

3.6.4 Changes in Population Density

The Proposed Development will not result in a reduction in population densities of any SCI species associated with North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA for the reasons outlined in section 3.6.2 and 3.6.3 above.

3.6.5 Changes in Water Quality and Resource

3.6.5.1 Surface and Foul waters from Ringsend WWTP

An existing surface water drain occurs to the north-west of the Site. The proposed works in the vicinity of this drain include the removal of the existing concrete surface and the installation of concrete footpaths and tarmacked car parking spaces. As such, there is potential for sediments and aggregates to enter the surface water sewer network during the Construction Phase. This sewer connects with an existing 375mm combined sewer on Belgard Road which joins the Dodder Valley Sewer and flows to Ringsend WWTP before discharging into Dublin Bay. However, given the intervening distance between the Site and the above European sites, the potential for dilution within the combined sewer network during periods of rainfall, and the treatment of surface waters within Ringsend WWTP, it is not considered that surface water run-off during the Construction Phase will result in significant effects on South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA, or South Dublin Bay and River Tolka Estuary SPA.

During the Operational Phase, both surface and foul waters from the Site will flow into the existing 375mm combined surface and foul water sewer on Belgard Road (R113). For the reasons outlined above, it is not considered that surface water run-off during the Operational Phase will result in significant effects on European Sites within Dublin Bay. The increase maximum foul water load of 25 Population Equivalent (PE) at Ringsend WWTP as a result of the Proposed Development, assuming each PE unit was not previously supported by the WWTP, is considered to be an insignificant increase in terms of the overall scale of the facility. This potential maximum increased load of 25 PE does not have the capacity to alter the effluent released from Ringsend WWTP to such an extent as to result in likely significant effects on the SACs and SPAs connected hydrologically with Ringsend WWTP. In addition, upgrade works are currently on-going at Ringsend WWTP to increase the capacity of the facility from 1.6 million PE to 2.4 million PE. These plant upgrades (some of which have

already been completed) will result in an overall reduction in the final effluent discharge of several parameters from the facility including BOD, suspended solids, ammonia, DIN and MRP (Irish Water, 2018).

3.6.5.2 SUDS measures included in the design

A suite of SUDS measures have been incorporated into the project design (rain water harvesting system, petrol interceptor, attenuation area and flow control device) as per the requirements of the *Greater Dublin Regional Code of Practice for Drainage Works*². It remains to be seen as to whether SUDS are considered as mitigation when screening for AA (See *Eoin Kelly v. An Bord Pleanála [2019] IEHC 84* ('Eoin Kelly') and *People Over Wind and Sweetman v. Coillte Teoranta (Case C-323/17)* ('People Over Wind')), and this is yet to be unequivocally confirmed by case law. Therefore, for the purposes of this report, SUDS measures **are not being relied upon** in any way to mitigate against likely significant effects on European sites, however they will contribute to this effect.

² <https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/>

3.7 Potential for In-combination Effects

3.7.1 Existing Planning Permissions

There are several existing planning permissions on record in the area ranging from small-scale extensions and alterations to existing residential properties to some larger-scale developments. The larger-scale developments identified within 500m of the Proposed Development are identified below and the potential for possible in-combination effects with the Proposed Development are assessed.

TABLE 2: ASSESSMENT OF POTENTIAL IN-COMBINATION EFFECTS OF THE PROPOSED DEVELOPMENT AND OTHER DEVELOPMENTS PENDING OR GRANTED PERMISSION IN THE LAST 5 YEARS (2017-2022) WITHIN 500M OF THE SITE.

Planning Application	Development Description	Distance to Proposed Development	Potential for in-combination effects?
<p>Square Foot Property Services Limited</p> <p>Application Ref: SHD3ABP-309916-21</p>	<p>Demolition of the existing industrial and commercial office buildings totaling c.4,628sqm; Construction of a Build-to-Rent Housing Development comprising 170 apartment units and crèche arranged in 2 blocks across 4-7 storeys over basement car park (total gross floor area c.13,880sq.m excluding basement); The residential development consists of: 9 x1 bedroom studio apartments; 94 x1 bedroom/2 person apartments; 2 x2 bedroom/3 person apartments; 34 x2 bedroom/4 person apartments; 24 x2 bedroom/4 person duplex apartments and 7 x3 bedroom/5 person apartments with north, south, east and west facing terraces/balconies throughout; Internal communal amenity spaces at ground and fourth floor levels comprising reception, gym, lounge, cinema/tv room, events rooms and ancillary areas; External communal open space including children's play areas and informal amenity spaces at ground floor level between Blocks A and B; Communal roof garden at fourth floor level - total external communal open space c.1,005sq.m; Public open space at ground floor level to the east and south of Block B totaling c.1095sq.m; 1 creche with associated outdoor play area at ground floor level; 73 car parking spaces comprising 64 basement spaces, 4 accessible parking spaces and 5 visitor spaces at surface level; 354 bicycle spaces comprising 264</p>	<p>Adjoins the eastern Site boundary</p>	<p>No: The AA screening report submitted with this application (Dated: 29/03/2021) concluded that this development did not have potential to result in significant effects on any European site. Given that only S-P-R between the Proposed Development and European Sites within Dublin Bay is through sewer discharges via Ringsend WWTP which will undergo treatment prior to discharge. Therefore, there will be no potential for in-combination effects between these developments which could result in negative effects on European Sites</p>

	<p>resident spaces at basement level and 90 visitor spaces at ground floor level; Reconfiguration/removal of existing car parking to the north of the site and access road resulting in a total of 28 car spaces serving the adjoining site; All associated plant including heating centers, gas room, water storage room, break tank room, comms room and bin storage at basement level, ESB substation and switch room at ground level and circulation spaces and stair and lift cores throughout; Vehicular/pedestrian access to the east from Belgard Road. All existing vehicular entrances serving adjoining sites maintained. Fire/emergency and refuse vehicle access and pedestrian access to the south from Colbert's Fort; All associated site development and infrastructural works, services provision, foul and surface water drainage, extension to the foul network, access roads/footpaths, lighting, landscaping and boundary treatment works.</p>		
<p>Atlas GP Ltd. Application ref: SD18A/0094)</p>	<p>Demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Proposed buildings for demolition include 2-3 storey Belgard Square (c.11362sq.m) and associated single storey security hut (c.9sq.m); 3 storey Belgard House (c.9706sq.m) and associated single storey security hut (c.14sq.m); 2 storey former Uniphar factory (c.7780sq.m), associated 2 storey office building (c.1033sq.m) and associated single storey security hut (c.14sq.m). The proposed development will also include provision of site boundary protection where required and all ancillary site works. At this site of 6.87 hectares, approximately, at a combined site - the sites are known as Belgard House, Belgard Square and the former Uniphar factory and are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings and to the north by the Belgard Retail Park.</p>	<p>278m south</p>	<p>No: The AA screening report submitted with this application (Dated: 23/03/2018) concluded that this development did not have potential to result in significant effects on any European site. Given that only S-P-R between the Proposed Development and European Sites within Dublin Bay is through sewer discharges via Ringsend WWTP which will undergo treatment prior to discharge. Therefore, there will be no potential for in-combination effects between these developments which could result in negative effects on European Sites</p>

<p>Amazon Data Services Ireland Ltd.</p> <p>Application ref: SD18A/0219</p>	<p>(1) The construction of a new two storey c.23,283sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks, mechanical plant at roof level is screened from view on all sides by permanent screens; (2) 27 car parking spaces; (3) amendment to previously permitted site landscaping, boundary treatment and associated site infrastructure (planning permission Reg. Ref. SD16A/0093) and (4) the demolition of a single storey building (floor area of 310sq.m).</p>	<p>316m east</p>	<p>No: No AA screening was submitted with this application however the planning application form (13/06/2018) concluded that <i>the application does not relate to works with or in close proximity to a European site</i>. Although it is not possible to rule out effects on European sites from this development, the only S-P-R between the Proposed Development and European Sites within Dublin Bay is through sewer discharges via Ringsend WWTP which will undergo treatment prior to discharge. Therefore, there will be no potential for in-combination effects between these developments which could result in negative effects on European Sites.</p>
<p>Absolute Limousines Ltd and Boherkill Property Development Ltd</p> <p>Application ref: SHD3ABP-309731-21</p>	<p>(i) Demolition of the existing industrial and commercial buildings (15,989sq.m); (ii) construction of a mixed-use development featuring: (a) 1104 'build-to-rent' apartments in 4 blocks varying in height from four to eleven storeys. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to internal communal amenity spaces (totalling 2741sqm) and 5,107sqm of external communal amenity space at ground, first floor and roof levels; and (b) 4 commercial units at ground floor level of Blocks B and D (comprising of 2 in Block B accommodating a cafe/restaurant/bar; 1 in Block D accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended; and 1 in Block D to serve the Circle K Belgard petrol station which is to be retained), 1,500sqm of office space across first to sixth floor levels of Block D and a crèche with external play area at ground floor level of Block C. The development is served by a total of 351 parking spaces (including 17 limited mobility parking spaces and 16 car share spaces) and 1860 bicycle spaces (1464 resident spaces and 396 visitor spaces); (iii)</p>	<p>436m north west</p>	<p>No: The AA screening report submitted with this application (Dated: 14/01/2020) concluded that this development did not have potential to result in significant effects on any European site. The only S-P-R between the Proposed Development and European Sites within Dublin Bay is through sewer discharges via Ringsend WWTP which will undergo treatment prior to discharge. Therefore, there will be no potential for in-combination effects between these developments which could result in negative effects on European Sites.</p>

	<p>road, junction and streetscape upgrade works along First Avenue, Cookstown Road and Old Belgard Road, including the installation a signalised junction at the intersection of First Avenue and Cookstown Road and Old Belgard Road and Cookstown Road; (iv) construction of 3 new roads and 1 pedestrian/cycle link to the Belgard Luas Stop; (v) construction of a 1,688sqm landscaped public plaza with an outdoor flexible events space in the south-western corner of the site; and (vi) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.</p>		
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On examination of the above, it is considered that there is no potential for the Proposed Development to act in-combination with other developments in the vicinity that may cause likely significant effects on the above European sites.

3.7.2 Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- South County Dublin Development Plan (2022-2028)
- Draft Biodiversity Action Plan for South Dublin County-Connecting with Nature 2020-2026

The South County Development Plan 2022-2028 has directly addressed the protection of European sites through specific Objectives (NCBH3) and policies (GI1, GI2 and ED23). The Biodiversity Action Plan for South Dublin County (2020-2026) is set out to protect and improve biodiversity and as such will not result in negative in-combination effects with the Proposed Development.

On examination of the above it is considered that there are no means for the Proposed Development to act in-combination with any policies or plans that would cause any likely significant effects on any European sites.

TABLE 3: SUMMARY OF IMPACT ASSESSMENT ON EUROPEAN SITES AS A RESULT OF THE PROPOSED DEVELOPMENT.

Site	Habitat Loss / Alteration	Habitat or Species Fragmentation	Disturbance and/or Displacement of Species	Changes in Population Density	Changes in Water Quality and/or Resource	In-combination effects	Stage 2 AA Required
SAC's							
Glenasmole Valley SAC (001209)	No	No	No	No	No	No	No
Wicklow Mountains SAC (002122)	No	No	No	No	No	No	No
Rye Water Valley/Carlton SAC (001398)	No	No	No	No	No	No	No
South Dublin Bay SAC (000210)	No	No	No	No	No	No	No
Knocksink Wood SAC (000725)	No	No	No	No	No	No	No
North Dublin Bay SAC (000206)	No	No	No	No	No	No	No
SPA's							
North Bull Island SPA (004006)	No	No	No	No	No	No	No
South Dublin Bay and River Tolka Estuary SPA (004024)	No	No	No	No	No	No	No
Wicklow Mountains SPA (004040)	No	No	No	No	No	No	No
Poulaphouca Reservoir SPA (004063)	No	No	No	No	No	No	No

4 APPROPRIATE ASSESSMENT SCREENING CONCLUSION

The Proposed Development at Glen Abbey Complex, Belgard Road, Tallaght, Dublin 24 has been assessed taking into account:

- the nature, size and location of the Proposed Development and possible impacts arising from the Construction and/or Operational Phase.
- the qualifying interests and conservation objectives of the European sites.
- the potential for in-combination effects arising from other plans and projects.

In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that, on the basis of objective information; **the possibility may be excluded** that the Proposed Development will have a significant effect on any of the European sites listed below:

Glenasmole Valley SAC (001209)

Wicklow Mountains SAC (002122)

Rye Water Valley/Carton SAC (001398)

South Dublin Bay SAC (000210)

Knocksink Wood SAC (000725)

North Dublin Bay SAC (000206)

North Bull Island SPA (004006)

South Dublin Bay and River Tolka Estuary SPA (004024)

Wicklow Mountains SPA (004040)

Poulaphouca Reservoir SPA (004063)

In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a Natura Impact Statement (NIS) is not required.

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