

# ALTEMAR

Marine & Environmental Consultancy

## Appropriate Assessment Screening for a proposed development at Main Street Upper, Newcastle, Co. Dublin.



25<sup>th</sup> November 2022

**Prepared by:** Bryan Deegan (MCIEEM) of Altemar Ltd.

**On behalf of:** LIDL Ireland GmbH

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Document Control Sheet			
Project	Appropriate Assessment Screening for a proposed development at Main Street Upper, Newcastle, Co. Dublin		
Report	Appropriate Assessment Screening		
Date	25 <sup>th</sup> November 2022		
Version	Author	Reviewed	Date
Draft 01	Bryan Deegan	Jack Doyle	07 <sup>th</sup> July 2022
Planning	Bryan Deegan		25 <sup>th</sup> November 2022

## Table of Contents

Introduction .....	4
Altamar Ltd. ....	4
Statement of Authority .....	4
Background to the Appropriate Assessment .....	4
Stages of the Appropriate Assessment .....	6
Stage 1 Screening Assessment .....	7
Description of the Proposed Project.....	7
Landscape .....	8
Drainage .....	<b>Error! Bookmark not defined.</b>
Identification of Relevant Natura 2000 Sites .....	18
In-Combination Effects .....	31
Conclusions .....	33
Findings of No Significant Effects Report.....	34
References .....	35

## Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment Screening has been prepared by Altemar Ltd. at the request of LIDL Ireland GmbH. LIDL Ireland GmbH intend to apply for planning permission for a proposed development at Main Street Upper, Newcastle, Co. Dublin.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

## Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments.

## Statement of Authority

Bryan Deegan (MCIEEM) prepared this AA Screening. Bryan is the managing director of Altemar. Bryan is an environmental scientist, aquatic and marine biologist with 27 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

## Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

*"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component 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."*

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)<sup>1</sup>:

*“Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.*

*Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:*

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
  - *Structure and function, and the respective role of the site's ecological assets;*
  - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
  - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
  - *Role of the site within the biographical region and in the coherence of the European network; and,*
  - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation.”*

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<sup>1</sup> European Commission. (2007). Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

## Stages of the Appropriate Assessment

This Appropriate Assessment screening report was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. This AA screening report was prepared by to provide the competent authority (Board) with information necessary to meet their obligation of carrying out AA screening, to determine whether AA is required. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

### 1) Screening stage:

- Description of plan or project
- Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
- Identification and description of individual in combination effects likely to result from the proposed project;
- Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

Conclusions

### 2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
- Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

## Stage 1 Screening Assessment

### Description of the Proposed Project

Permission for development at Main Street Upper, Newcastle, Co. Dublin, principally consisting of the construction of a Discount Foodstore Supermarket with ancillary off-licence sales. The proposed development comprises:

- 1) The construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with mono-pitch roof and overall building height of c. 6.74 metres) measuring c. 2,207 sqm gross floor space with a net retail sales area of c. 1,410 sqm;
- 2) Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / façade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area;
- 3) Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of 'Kelly Estates' building. The original 'Kelly Estates' building (a protected structure - Eircode: D22 Y9H7) will not be modified;
- 4) Demolition of detached single storey accommodation / residential structure and ancillary wall / fence demolitions to rear of existing 'Kelly Estates' building;
- 5) Demolition of existing single storey (stable) building along Main Street and construction of single storey retail / café unit on an extended footprint measuring c. 118 sqm and associated alterations to existing Main Street boundary façade;
- 6) Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail / commercial use (single level throughout) totalling c. 62 sqm;
- 7) Repair and renewal of existing Western and Eastern 'burgage plot' tree and hedgerow site boundaries; and,
- 8) Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover / enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary treatments and divisions, retaining wall structures, drainage infrastructure and connections to services / utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure.

A Request for Further Information (RFI) was submitted by South Dublin County Council on the 19<sup>th</sup> September 2022. In relation to the RFI the following information related to ecology:

*'2. The Applicant is requested to provide a revised lighting layout plan and lighting impact assessment report to reflect the amendments applied to the Site Layout Plan and to ensure the lighting design is sensitive to the presence of foraging and commuting bats, including the known bat commuting route along the western boundary. The revised lighting layout should be assessed by an appropriately qualified bat expert, providing a comprehensive bat survey and assessment of the amended lighting design. The Applicant should engage with the Public Lighting Department, Parks and Public Realm Department and Heritage Officer of South Dublin County Council prior to the submission of a revised lighting layout.'*

*'11. The submitted Ecological Impact Assessment underestimates the significance of biodiversity on the site, particularly in the context of potential cumulative impact on ecology in Newcastle. While the Ecological Impact Assessment lists the relevant pertinent surrounding developments and plans, the report fails to adequately assess the actual cumulative impact on the ecology of the wider area arising from the cumulative impact from these developments. The cumulative impact on ecology on this site and in this area of Newcastle is not insignificant, and it has been under-assessed in this submission. No proposals for appropriate mitigation for this loss have been proposed in the material submitted. The Applicant is requested to submit a revised Ecological Impact Assessment which provides an assessment of the cumulative impact on the ecology of the subject site, Newcastle and the surrounding area and outlining*

appropriate mitigation measures. Prior to the submission of a response to the request for Additional Information, the Applicant should liaise with the Heritage Officer of South Dublin County Council.'

'12. It is noted that the documents submitted by the Applicant incorrectly state that the proposed development is not in proximity to sensitive bat locations. The village of Newcastle is a known site of importance for bats and, in particular, bat roosts. Bats are known to commute along linear landscape features such as hedgerows and tree lines. It appears that only a single dusk/emergence survey for bats was undertaken as part of this submission. This is considered to be insufficient survey effort to adequately assess bat usage of this site, particularly as it is in close proximity to known bat roosts. A more robust assessment of potential impact on local bat populations is required.

The Applicant is therefore requested to provide a detailed Bat Assessment Report carried out by an appropriately qualified Bat Expert. Prior to the submission of a response to the request for Additional Information, the Applicant should liaise with the Heritage Officer of South Dublin County Council.'

In order to provide sufficient additional detail in relation to the project additional information in relation to the project layout, landscape, drainage, arborist and lighting has been provided. It should be noted that a significant consultation has been carried out amongst the project team to address the points raised above and elsewhere in the RFI.

This has included but not limited to:

1. Redesign of public lighting (height – from 8m to 4m, position of columns, colour temperature of luminaires, and inclusion of motion detection elements) with resultant reduction in average lighting levels);
2. Removal of pedestrian / cycle link on western site boundary (relocated and redesigned at southern site boundary)1;
3. Removal of pedestrian / cycle link to lands to the west;
4. Relocation / redistribution of cycle parking within the site (no change to number of spaces);
5. Reconfiguration of western boundary treatment / burgage plot buffer zone, including preservation of existing open natural spring and ditch, omission of retaining wall and provision of bio-engineered gabion wall detail and riparian planting mix;
6. Reconfiguration of car parking spaces along western boundary (in tandem with nos. 2 + 5) to provide landscaped breaks and associated increase in car parking spaces from 93 no. to 95 no.;
7. Provision of wildflower green roof to portion of Foodstore roof, with reconfigured solar panel array;
8. Reconfiguration of eastern boundary treatment / burgage plot buffer zone, including repositioning of retaining structures further from boundary;
9. Expansion of SUDs features including additional tree pits and permeable parking areas and consequential reduction in attenuation storage requirements by 82% (from 459 m3 to 80 m3);
10. Revised surface water outfall (from existing culvert to modern purpose built surface water infrastructure in the public road);
11. Provision of Toucan crossing facilities to Main Street;
12. Reduction in scale of Flagpole sign to Main Street;
13. Provision of series of bat and bird boxes and associated biodiversity measures;
14. Greater use of wildflower, native, pollinator and bat friendly planting and screening in lieu of grass, etc.;
15. Translocating plant (*Anthyllis vulneraria*) and soil to the back of the store.

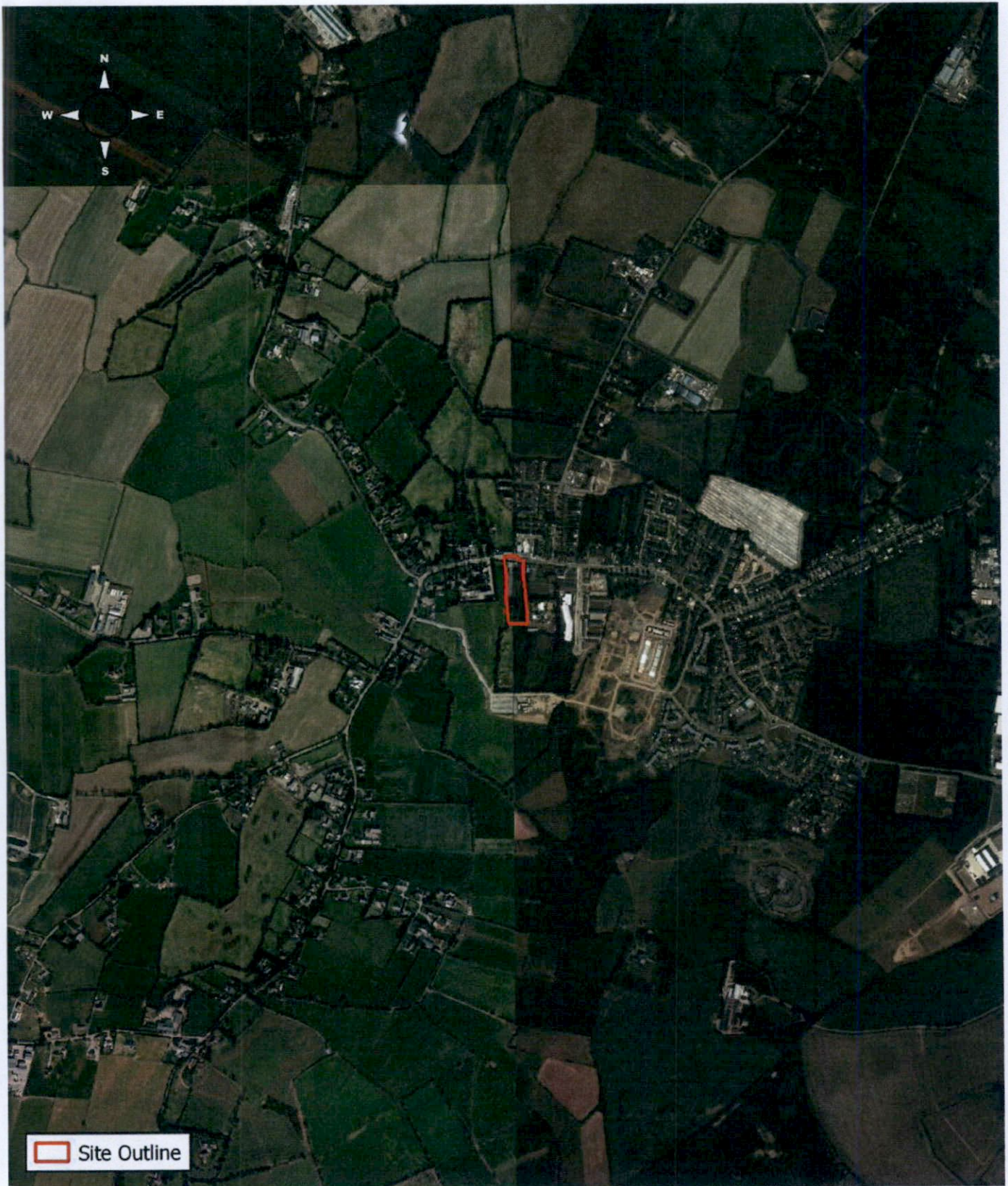
In order to provide sufficient additional detail in relation to the project additional information in relation to the project layout, landscape, and drainage has been provided.

The proposed site outline, location, site plan, and contextual elevations are demonstrated in Figures 1-5.

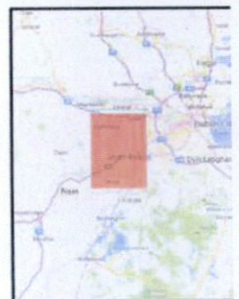
## Landscape

The landscape design for the proposed development has been prepared by Austen Associates. The proposed landscape masterplan is demonstrated in Figure 6.





0 0.5 1 1.5 km



Project: Lidl Store  
 Location: Newcastle, Co. Dublin  
 Date: 08th July 2022  
 Drawn By: Bryan Deegan (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy

Figure 1. Site outline and location on satellite imagery (ESRI)



0 50 100 150 200 m

Project: Lidl Store  
Location: Newcastle, Co. Dublin  
Date: 08th July 2022  
Drawn By: Bryan Deegan (Altamar)

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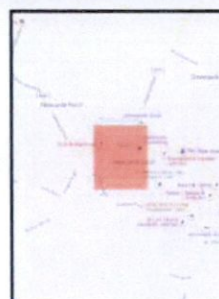
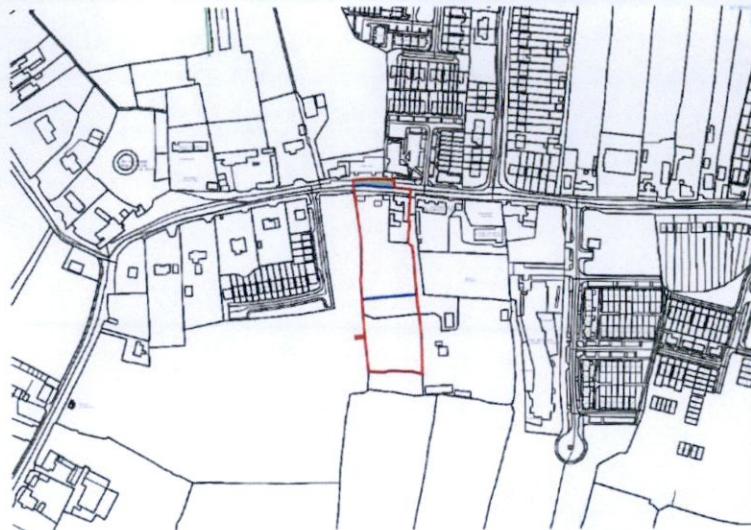


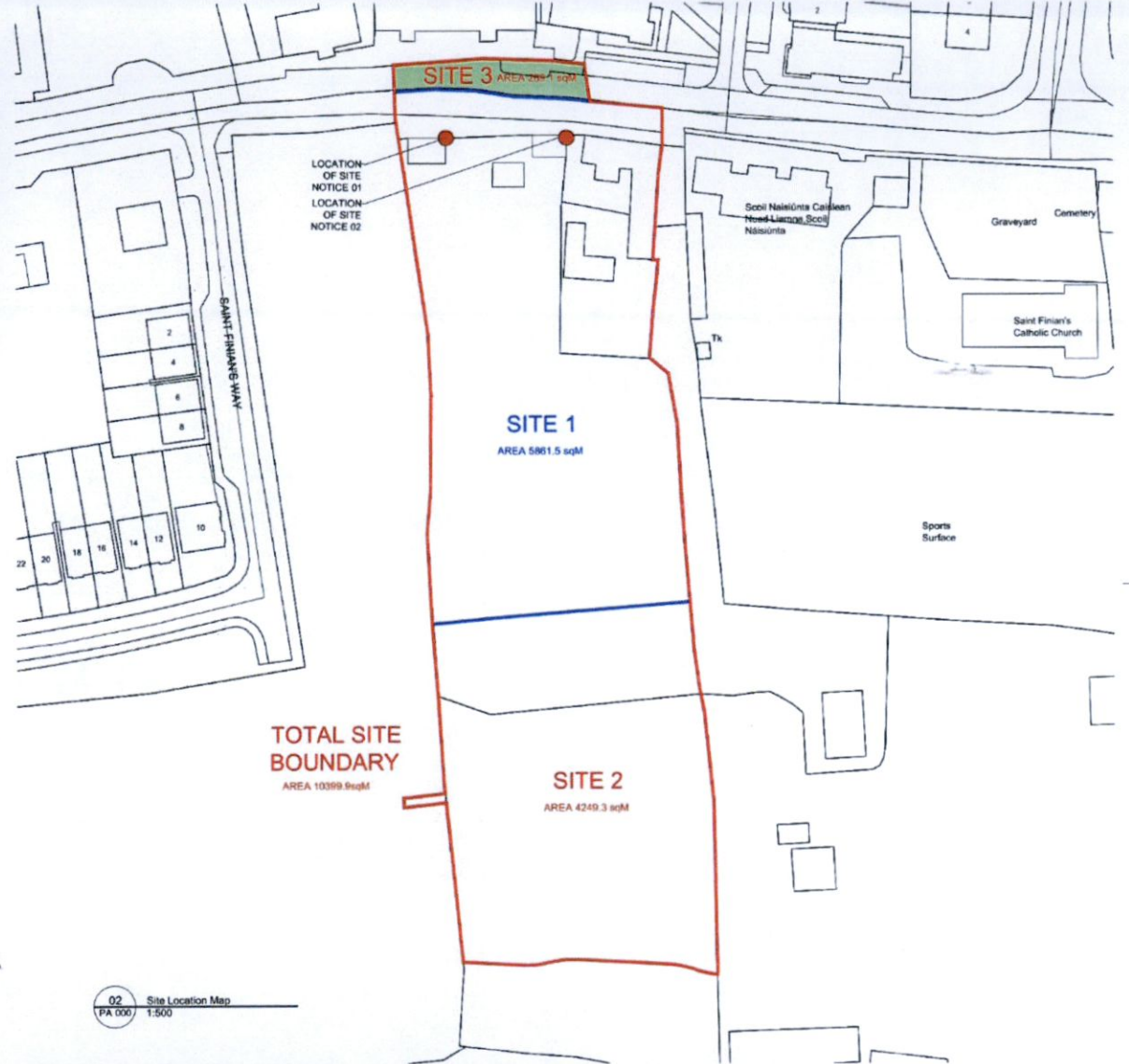
Figure 2. Outline of proposed site.



01 Local Map  
PA 000 1:2500

Description  
 Digital Landscape Model (DLM)  
 Publisher / Source  
 Ordnance Survey Ireland (OSi)  
 Data Source / Reference  
 PRIME2  
 File Format  
 Autodesk AutoCAD (DWG, R2013)  
 File Name  
 v\_5026582\_1.dwg  
 Clip Extent / Area of Interest (AOI)  
 UTM Easting: 699797.8087 729600.9025  
 UTM Northing: 699673.8087 729632.9025  
 UTM Zone: 18Q UTM Zone Easting: 699673.8087 729632.9025  
 Projection / Spatial Reference  
 WGS 1984 UTM Zone 18Q  
 Centre Point Coordinates  
 X,Y = 699797.8087 729600.9025  
 Reference Index  
 Map Series / Map Sheet  
 1:2,500 (1:500)  
 Date Extraction Date  
 08/04/2022  
 Source Data Reference  
 OSM, OS Release V1.151.113  
 Product Version  
 Version 1.4  
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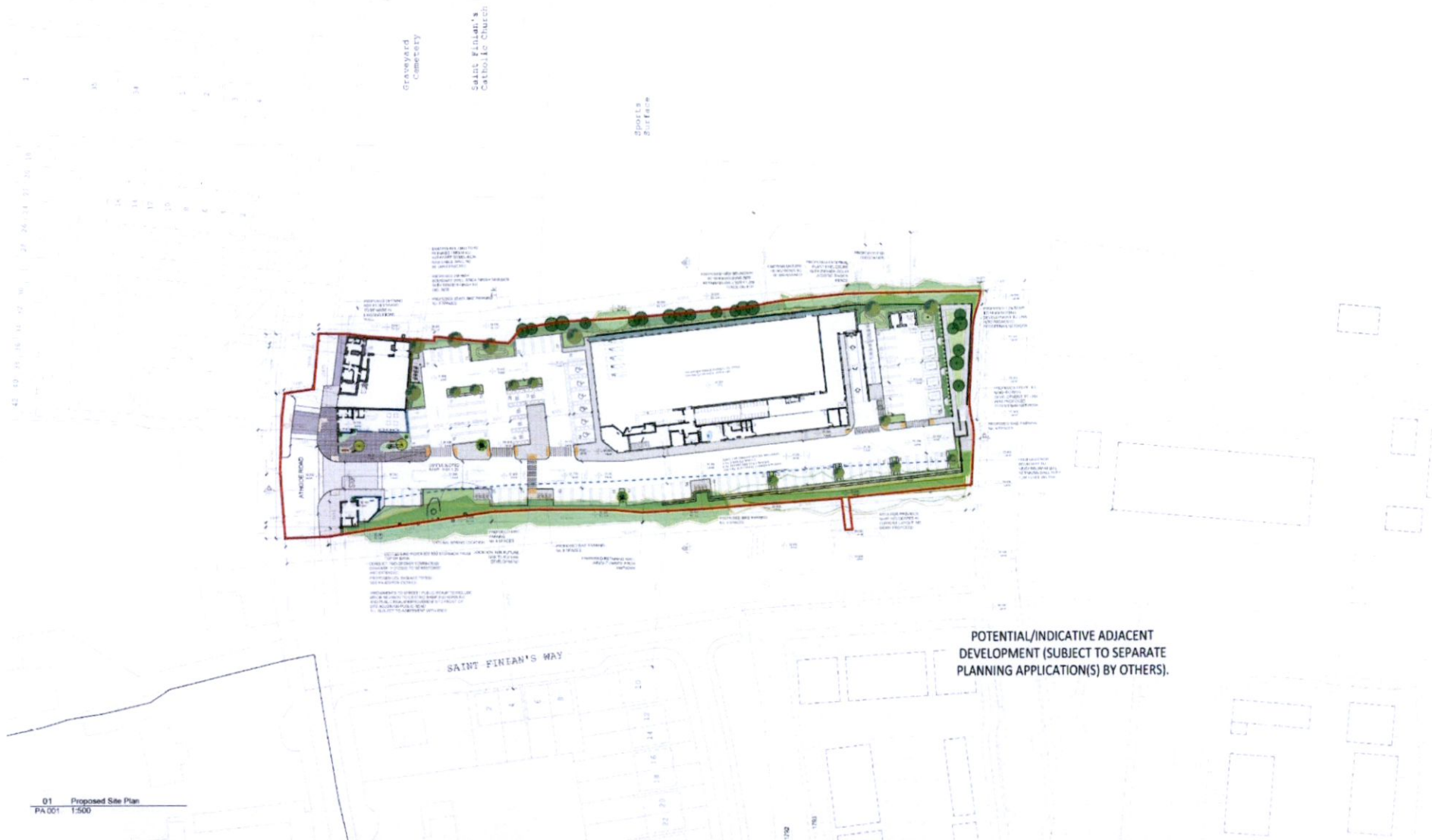
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 Síneáin ábairneach na bhfeidhse seo ní bfuiltear ábairneach na bhfeidhse seo a chur ar fáil.  
 Gach cead ar eoinneadh. Ní ceadfaidh aon chuid den bhfeidhse seo a chloicéil, a athscráil nó a fhanúil in aon fhorm nó ar aon bhéimeach gan leas i scríobh nó i gceol an chloicéil.  
 Ní hionann dóthar, bealach nó ceadán a bhfuil ar an bhfeidhse seo agus feidhse ar chéad uir.  
 Ní bfuiltear ábairneach na bhfeidhse seo a chur ar fáil.  
 Suir/Néascrí na bhfeidhse seo ní bfuiltear ábairneach na bhfeidhse seo a chur ar fáil.  
 Síneáin ábairneach na bhfeidhse seo ní bfuiltear ábairneach na bhfeidhse seo a chur ar fáil.



02 Site Location Map  
PA 000 1:500

<b>NOTES:</b> Do not scale from this drawing. Any discrepancies found on site to be reported to Darmody Architects immediately. Any discrepancies found on drawings to be reported to Darmody Architects immediately. Refer to engineers drawings for structural details. All dimensions stated in blackwork.	No. Description Date Issues O.S.I. COPYRIGHT LICENCE NO. AR055022 ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND MAP SHEETS No. 3367-B ITM CENTRE COORDINATES: 699796, 729600 SHEETS: 010 REF	<b>DRAWING KEY</b> Delimited Site Boundary Delimited Area within Applicants Ownership	<b>SCALE BAR</b> 0 25 50m 1:500 0 100 200m 1:2500	<b>DRAWING KEY</b> NORTH POINT 	<b>creative innovative flexible</b>  91 Townsend Street, Dublin 2 333 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com Rev. No. Scale Date Des. By Chkd. By Issued 1.000 1:2500 (B-A) 20/05/2022 KB AB R. ADAMS	Project Proposed Lidl Store at Newcastle, Co. Dublin Title Site Location Map & Local Map Client Lidl Ireland GmbH Draw No. PA-000 Site No. 22013
	All dimensions stated in blackwork.					

Figure 3. Site location map



01 Proposed Site Plan  
PA 001 1:500

POTENTIAL/INDICATIVE ADJACENT  
DEVELOPMENT (SUBJECT TO SEPARATE  
PLANNING APPLICATION(S) BY OTHERS).

<b>NOTES</b> Do not scale from this drawing. Any discrepancies found on site to be reported to Darmody Architects immediately. Any discrepancies found on drawings to be reported to Darmody Architects immediately. Refer to engineering drawings for structural details. All dimensions shall be in millimeters.	<b>DRAWING KEY</b> Defined Site Boundary		<b>SCALE BAR</b> 0 25 50m		<b>DRAWING KEY</b> N	 <b>darmody</b> architecture 81 Tullamore Street, Lusk, Co. Du. 153 1 872 9907 info@darmodyarchitecture.com darmodyarchitecture.com	Project: Proposed Lid Store at Newcastle, Co. Dublin Title: Proposed Site Plan Client: Lid Ireland GmbH	
	Rev. Description Date Status 001 Initial Design 12/11/2013	01 12/11/2013 02 12/11/2013 03 12/11/2013 04 12/11/2013 05 12/11/2013 06 12/11/2013 07 12/11/2013 08 12/11/2013 09 12/11/2013 10 12/11/2013 11 12/11/2013 12 12/11/2013 13 12/11/2013 14 12/11/2013 15 12/11/2013 16 12/11/2013 17 12/11/2013 18 12/11/2013 19 12/11/2013 20 12/11/2013 21 12/11/2013 22 12/11/2013 23 12/11/2013 24 12/11/2013 25 12/11/2013 26 12/11/2013 27 12/11/2013 28 12/11/2013 29 12/11/2013 30 12/11/2013 31 12/11/2013 32 12/11/2013 33 12/11/2013 34 12/11/2013 35 12/11/2013 36 12/11/2013 37 12/11/2013 38 12/11/2013 39 12/11/2013 40 12/11/2013 41 12/11/2013 42 12/11/2013 43 12/11/2013 44 12/11/2013 45 12/11/2013 46 12/11/2013 47 12/11/2013 48 12/11/2013 49 12/11/2013 50 12/11/2013		01 12/11/2013 02 12/11/2013 03 12/11/2013 04 12/11/2013 05 12/11/2013 06 12/11/2013 07 12/11/2013 08 12/11/2013 09 12/11/2013 10 12/11/2013 11 12/11/2013 12 12/11/2013 13 12/11/2013 14 12/11/2013 15 12/11/2013 16 12/11/2013 17 12/11/2013 18 12/11/2013 19 12/11/2013 20 12/11/2013 21 12/11/2013 22 12/11/2013 23 12/11/2013 24 12/11/2013 25 12/11/2013 26 12/11/2013 27 12/11/2013 28 12/11/2013 29 12/11/2013 30 12/11/2013 31 12/11/2013 32 12/11/2013 33 12/11/2013 34 12/11/2013 35 12/11/2013 36 12/11/2013 37 12/11/2013 38 12/11/2013 39 12/11/2013 40 12/11/2013 41 12/11/2013 42 12/11/2013 43 12/11/2013 44 12/11/2013 45 12/11/2013 46 12/11/2013 47 12/11/2013 48 12/11/2013 49 12/11/2013 50 12/11/2013			Rev. No. Scale Date 1 1:500 01/11/2013	Drawn By: Kevin Stone Check By: Tom Eganally Scale: PLANNING

Figure 4. Proposed site plan

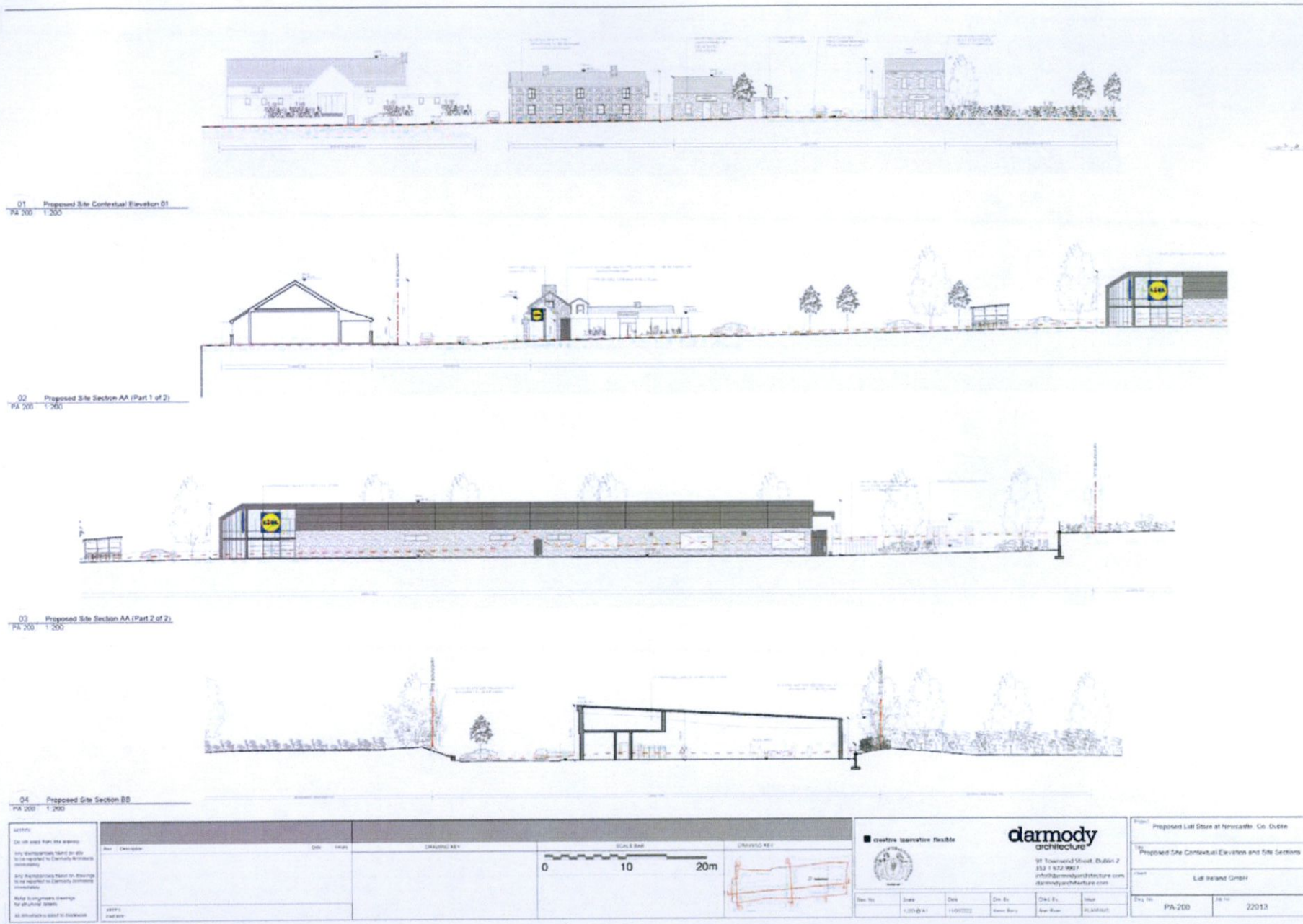
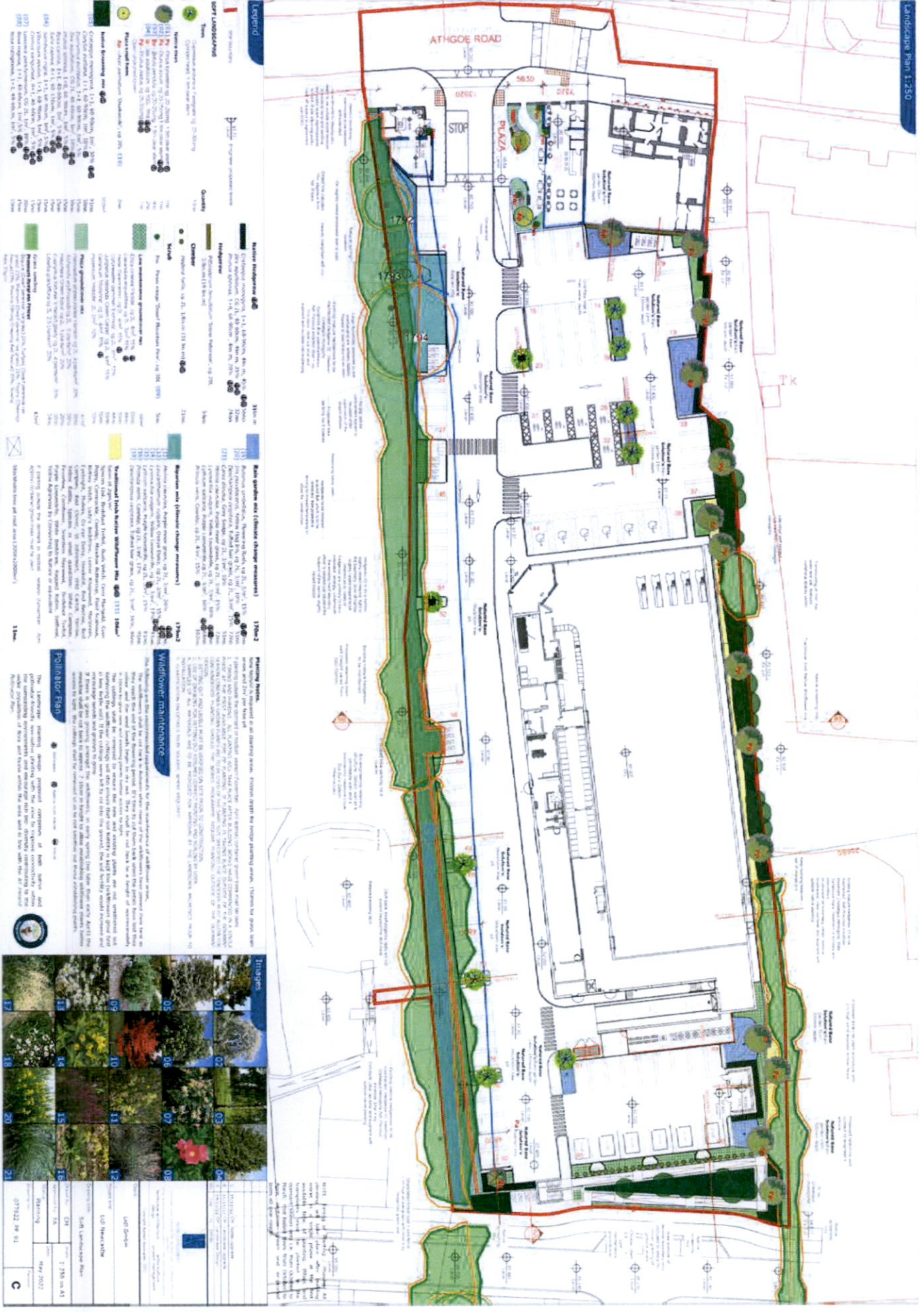


Figure 5. Proposed site contextual elevations and site sections



**Legend**

**SOFT LANDSCAPING**

**Water Features**

**Plantings**

**Structures**

**Site Furniture**

**Other**

**Notes**

**Plantings**

**Water Features**

**Structures**

**Site Furniture**

**Other**

**Notes**

**Plantings**

**Water Features**

**Structures**

**Site Furniture**

**Other**

**Notes**

**Insider**

1-21

1:250 at A1

Map 2022

077832 2P 01

**C**

Figure 6. Proposed landscape plan

## Drainage

An updated (November 2022) Services Design Information report has been prepared by SDS Design Engineers to accompany this planning application. This report outlines the following foul and surface water drainage strategy for the proposed development site:

### Foul Water

In relation to existing foul drainage, this report outlines the following:

*'The existing foul sewer service is to be removed and a new foul sewer pipeline is proposed to be provided to service the facilities in the proposed new store. There is an existing public foul sewer located in the access road to the store that the new foul sewer will connect to again.'*

In relation to the proposed foul wastewater design strategy, this report outlines the following:

*'The overall daily wastewater loading is 6843 litres/day or 6.843m<sup>3</sup>/day. The proposed foul sewer system will be connected to an existing foul sewer network within the site. A new connection will be made to the existing public foul sewer along the adjacent public road along the northern boundary of the application site.'*

### Surface Water

In relation to existing surface water drainage, this report outlines the following:

*'Currently, there is no existing surface water system serving the proposed site, with the only hydrological feature on site being an existing dry ditch located along the western site boundary. The proposed surface water network is to be connected into an existing surface water network running along the northern boundary of the site. Similarly, there is also no existing foul sewer network on site, with the proposed foul sewer network to be connected into an existing foul sewer network, also running just inside the northern site boundary.'*

In relation to the proposed surface water drainage strategy for the proposed development site, this report outlines the following:

The proposal for this development is to provide a new surface water collection network, collecting surface water run-off through roof gutters/downpipes and a network of permeable (pervious) tarmac areas, rainwater gardens, gullies, and stockholm tree pits located around the site to the design levels proposed for the finished car park layout. Please see drawing no. 22058-1025-PL5 for details of the proposed collection network. These rainwater gardens and permeable tarmac areas are both to incorporate a 550mm deep clean stone sub-base with a 30% void ratio, along with a 225mm perforated pipe wrapped in permeable geotextile membrane, which is laid within this sub-base. A green roof, equipped with a DSE 40 drainage and protection layer, is also to be included on the roof of the proposed Lidl Discount Foodstore, which will have a surface area of approximately 1,047m<sup>2</sup> and a subsequent storage volume of 14m<sup>3</sup>. All surface water collected from areas accessible to vehicle traffic will be cleansed by an inline Bypass Fuel/Oil Separator. At car park level, surface water will be initially collected by the aforementioned rainwater gardens and permeable tarmac areas, providing 348m<sup>2</sup> and 162m<sup>2</sup> of storage volume respectively, before subsequently being routed to and held in the proposed attenuation tank, providing a storage volume of 80m<sup>3</sup>. In total, all SuDS features on site equate to a cumulative storage volume of 604m<sup>3</sup>. The outflow from the site will be limited by a HydroBrake, restricting the surface water discharge from the site to a flow of 2.06l/s. See below for a more detailed description of the attenuation systems and outflow control from this site. The surface water collection network will be constructed in accordance with the following:

- BS EN 752:2008 – Drain & Sewer Systems Outside Buildings;
- Building Regulations - TGD Part H – Drainage and Wastewater Disposal,
- Newcastle LAP and SDCC County Development Plan 2022-2028,
- SDCC SuDS Explanatory Design Evaluation Guide.

*The SuDS design has been developed in collaboration with Austen Associates, landscape architects targeting a green space factor of 0.5. Austen Associates drawings and reports should be read in conjunction with this report.*

### **Outflow from Site.**

*'In the Flood Risk Assessment carried out by JBA Consulting, the associated groundwater vulnerability is classified as 'Extreme' for the proposed site which indicates a significant risk to the groundwater under the site and a bedrock depth of between 0m and 3m. The groundwater vulnerability for the additional land to the south is classified as 'High', which indicates a high risk to the groundwater under the site and a bedrock depth of between 3m and 5m. These classifications are based on relevant hydrogeological characteristics of the underlying geological materials. This consequently makes infiltration unviable for the surface water treatment of the proposed development, therefore making controlled discharge and storage the proposed option.*

*The outflow from the site will be limited to the pre-development greenfield runoff rate of 2.00 l/s/ha. This practice is in accordance GDSDS requirements and SDCC SuDS Explanatory Design and Evaluation Guide. As the site area is 1.04 ha, the outflow from the site will be restricted to 2.06 l/s. A HydroBrake Optimum by Hydro International (or similar equivalent) will be provided within the last manhole within the site to limit the outflow as above. Subsequently, the discharge from this development is proposed via the existing surface water pipeline running along the northern boundary of the site, illustrated on drawing 22058-1025-PL5.'*

### **Surface Water Attenuation System**

*An attenuation tank, a green roof, permeable tarmac areas, and rainwater gardens have been designed to provide storage for the surface water generated during a 1 in 100-year rainfall event. The rainfall generated by such an event will be increased by an allowance of 20% to cater for predicted climate change due to global warming. The required storage volume of the cumulative surface water attenuation system has been calculated as 604m<sup>3</sup>. This will be divided between the permeable surface (rainwater gardens and permeable tarmac areas) subbase, providing a storage volume of 510m<sup>3</sup>, the green roof, which provides a storage capacity of 14m<sup>3</sup>, and the attenuation tank, providing 80m<sup>3</sup> of storage.'*

### **SuDS elements Proposed**

*In accordance with the SDCC SuDS Explanatory, Design and Evaluation guide, the following are proposed:*

- **Green Roof**
  - *The proposed green roof will assist significantly in treating surface water at source.*
- **Rain Garden**
  - *The proposed rain gardens shall promote biodiversity.*
- **Permeable Tarmac**
  - *The proposed permeable surfacing and clean stone subbase will assist with water quality*
- **Attenuation Tank**
  - *The proposed attenuation storage shall assist with water quantity.'*

The proposed drainage layout is demonstrated in Figure 10.





**CIVIL, STRUCTURAL & BUILDING ENGINEERS**  
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

**SDS**  
 design engineers

**LIDL IRELAND GmbH**

PROPOSED DEVELOPMENT OF LIDL STORE AT  
 NEWCASTLE, DUBLIN, CO. DUBLIN

**SITE LAYOUT PLAN SHOWING PROPOSED SERVICES**

AS SHOWN	NOVEMBER 2020	PLANNED
22058	1025	PL 5

Figure 7. Proposed drainage layout

## Identification of Relevant Natura 2000 Sites

The following identifies the relevant European sites, and compiles information on their qualifying interests and conservation objectives in addition to outlining the potential for significant effects on each site. The proposed development site is not located within a European site. As outlined in Office of the Planning Regulator (2021) *“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km).”*

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed works is its distance from the location of the works. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the proposed development is 7 km away (Rye Water valley/Carton SAC). Best practice guidance suggests that an initial zone of influence be set at a radius of 2km for non-linear projects (IEA, 1995). The potential zone of influence (ZOI) was set at a radius of 2km from the proposed Project. It should be noted that where there was a potential for the ZOI to be influenced by drainage connections, natural biodiversity corridors e.g. rivers or woodland these were also take into account and the assessment was extended. After consultation with SDS Design Engineers, it was outlined that after attenuation on-site, surface water drainage will be directed to an existing drainage ditch located on-site. Out of an abundance of caution, it is considered that this drainage network ultimately outfalls to a watercourse network that feeds into the River Liffey, located to the north of the site. In this case, the potential ZOI extends beyond the site, with the potential for downstream impacts to extend beyond the proposed development area via the surface water water networks.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZOI to include designated sites within 15km of the proposed development site and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. The Natura 2000 sites within 15km are seen in Figures 8 & 9. Watercourses, SACs and SPAs proximate to the proposed development are demonstrated in Figures 10 - 12. All Natura 2000 sites within 15km are listed in Table 1. The conservation objectives, qualifying interests, and the potential impact of the development on each European site and qualifying interest, are outlined in Table 2. There is no direct or indirect pathway to Natura 2000 sites beyond 15km.

*Table 1. Proximity to designated sites of conservation importance*

NATURA 2000 Site	Distance
<b>Special Areas of Conservation</b>	
Rye Water Valley/Carton SAC	7 km
Glenasmole Valley SAC	9.6 km
Wicklow Mountains SAC	10.6 km
Red Bog, Kildare SAC	11.3 km
South Dublin Bay SAC	19.6 km
North Dublin Bay SAC	22.3 km
<b>Special Protection Areas</b>	
Poulaphouca Reservoir SPA	12.8 km
Wicklow Mountains SPA	14.1 km
South Dublin Bay and River Tolka Estuary SPA	19.3 km
North Bull Island SPA	22.3 km

Table 2. Initial screening of NATURA 2000 sites within 15km and NATURA 2000 sites beyond 15km with potential of hydrological connection to the proposed development

Natura Code	Name	Screened In/Out	Details/Reason
<b>Special Areas of Conservation</b>			
IE001398	Rye Water Valley/Carton SAC	OUT	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p><b>Qualifying Interests</b> Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1014] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [1016]</p> <p><b>Potential Impact</b> The proposed development site is located within a suburban/agricultural area, 7 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. <b>No significant effects are likely.</b></p>
IE001209	Glenasmole Valley SAC	OUT	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p><b>Qualifying Interests</b> 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 (<i>Cratoneurion</i>) [7220]</p> <p><b>Potential Impact</b> The proposed development site is located within a suburban/agricultural area, 9.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. <b>No significant effects are likely.</b></p>
IE002122	Wicklow Mountains SAC	OUT	<p><b>Conservation Objectives</b> The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b> 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]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>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]  <i>Lutra lutra</i> (Otter) [1355]</p> <p><b>Potential Impact</b>            The proposed development site is located within a suburban/agricultural area, 10.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects are likely.</b></p>
IE000397	Red Bog, Kildare SAC	OUT	<p><b>Conservation Objectives</b>            The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b>            Transition mires and quaking bogs [7140]</p> <p><b>Potential Impact</b>            The proposed development site is located within a suburban/agricultural area, 11.3 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects are likely.</b></p>
IE000210	South Dublin Bay SAC	OUT	<p><b>Conservation Objectives</b>            The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b>            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]</p> <p><b>Potential Impact</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The proposed development site is located within a suburban/agricultural area, 19.6 km from this SAC. There is no 'direct' or Source-Pathway-Receptor linkage between the proposed development site and the SAC.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will discharge to Newcastle Pumping Station, which in turn discharges to the Rathcoole Interchange, and ultimately discharges to Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity<sup>2</sup>.</p> <p>The nearest surface water receptor is the Cornerpark Stream (WFD code: IE_EA_09L012100; EPA code: 09_1529), which is located c. 600m to the east of the Proposed Development site. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Cornerpark Stream and then the Griffeen River via the drainage ditch network that exists on-site, which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (19.6km) to this SAC, settlement within drainage ditches, missing and dilution, any silt or pollutants will settle, be dispersed or diluted and will not impact on the qualifying interests of this SAC.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.  <b>No significant effects are likely.</b></p>
IE000206	North Dublin Bay SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Annual vegetation of drift lines [1210]  Salicornia 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]  Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban/agricultural area, 22.3 km from this SAC. There is no 'direct' or Source-Pathway-Receptor linkage between the proposed development site and the SAC.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will discharge to Newcastle</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Pumping Station, which in turn discharges to the Rathcoole Interchange, and ultimately discharges to Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity<sup>2</sup></p> <p>The nearest surface water receptor is the Cornerpark Stream (WFD code: IE_EA_09L012100; EPA code: 09_1529), which is located c. 600m to the east of the Proposed Development site. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Cornerpark Stream and then the Griffeen River via the drainage ditch network that exists on-site, which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (22.3km) to this SAC, settlement within drainage ditches, missing and dilution, any silt or pollutants will settle, be dispersed or diluted and will not impact on the qualifying interests of this SAC.</p> <p>There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects are likely.</b></p>

<sup>2</sup> [https://www.water.ie/\\_uid/eed266bd-5646-4b6a-bf9d-6ddb57049930/2020-IW-WWCR-Web-Version\\_Dublins.pdf](https://www.water.ie/_uid/eed266bd-5646-4b6a-bf9d-6ddb57049930/2020-IW-WWCR-Web-Version_Dublins.pdf)

Natura Code	Name	Screened In/Out	Details/Reason
<b>Special Protection Areas</b>			
IE004063	Poulaphouca Reservoir SPA	OUT	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b> Greylag Goose (<i>Anser anser</i>) [A043] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</p> <p><b>Potential Impact</b> The proposed development site is located within a suburban/agricultural area, 12.8 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. <b>No significant effects are likely.</b></p>
IE004040	Wicklow Mountains SPA	OUT	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b> Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p> <p><b>Potential Impact</b> The proposed development site is located within a suburban/agricultural area, 14.1 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. <b>No significant effects are likely.</b></p>
IE0004024	South Dublin Bay and River Tolka Estuary SPA	OUT	<p><b>Conservation Objectives</b> The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b> 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>

Natura Code	Name	Screened In/Out	Details/Reason
			<p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban/agricultural area, 19.3 km from this SPA. There is no 'direct' or Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater will discharge to Newcastle Pumping Station, which in turn discharges to the Rathcoole Interchange, and ultimately discharges to Ringsend Wastewater Treatment Plant (WwTP)<sup>2</sup>.</p> <p>The nearest surface water receptor is the Cornerpark Stream (WFD code: IE_EA_09L012100; EPA code: 09_1529), which is located c. 600m to the east of the Proposed Development site. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Cornerpark Stream and then the Griffeen River via the drainage ditch network that exists on-site, which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (19.3km) to this SPA, settlement within drainage ditches, missing and dilution, any silt or pollutants will settle, be dispersed or diluted and will not impact on the qualifying interests of this SPA.</p> <p>In addition, given that the majority of the site has previously been cleared, is proximate to an active construction site. Further, given the distance between the subject site and this SPA (19.3 km), in the absence of mitigation, no significant impacts on the qualifying interests of this SPA are predicted via noise and vibration during the construction phase of development.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004006	North Bull Island SPA	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>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]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Curlew (<i>Numenius arquata</i>) [A160]</p>



Natura Code	Name	Screened In/Out	Details/Reason
			<p>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> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban/agricultural area, 22.3 km from this SPA. There is no 'direct' or Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater will discharge to Newcastle Pumping Station, which in turn discharges to the Rathcoole Interchange, and ultimately discharges to Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity<sup>2</sup>.</p> <p>The nearest surface water receptor is the Cornerpark Stream (WFD code: IE_EA_09L012100; EPA code: 09_1529), which is located c. 600m to the east of the Proposed Development site. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Cornerpark Stream and then the Griffeen River via the drainage ditch network that exists on-site, which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (22.3km) to this SPA, settlement within drainage ditches, missing and dilution, any silt or pollutants will settle, be dispersed or diluted and will not impact on the qualifying interests of this SPA.</p> <p>In addition, given that the majority of the site has previously been cleared and the subject site is proximate to an active construction site is not considered to be an important foraging or roosting ground for the bird species protected within this SPA. Further, given the distance between the subject site and this SPA (22.3 km), in the absence of mitigation, no significant impacts on the qualifying interests of this SPA are predicted via noise and vibration during the construction phase of development.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>

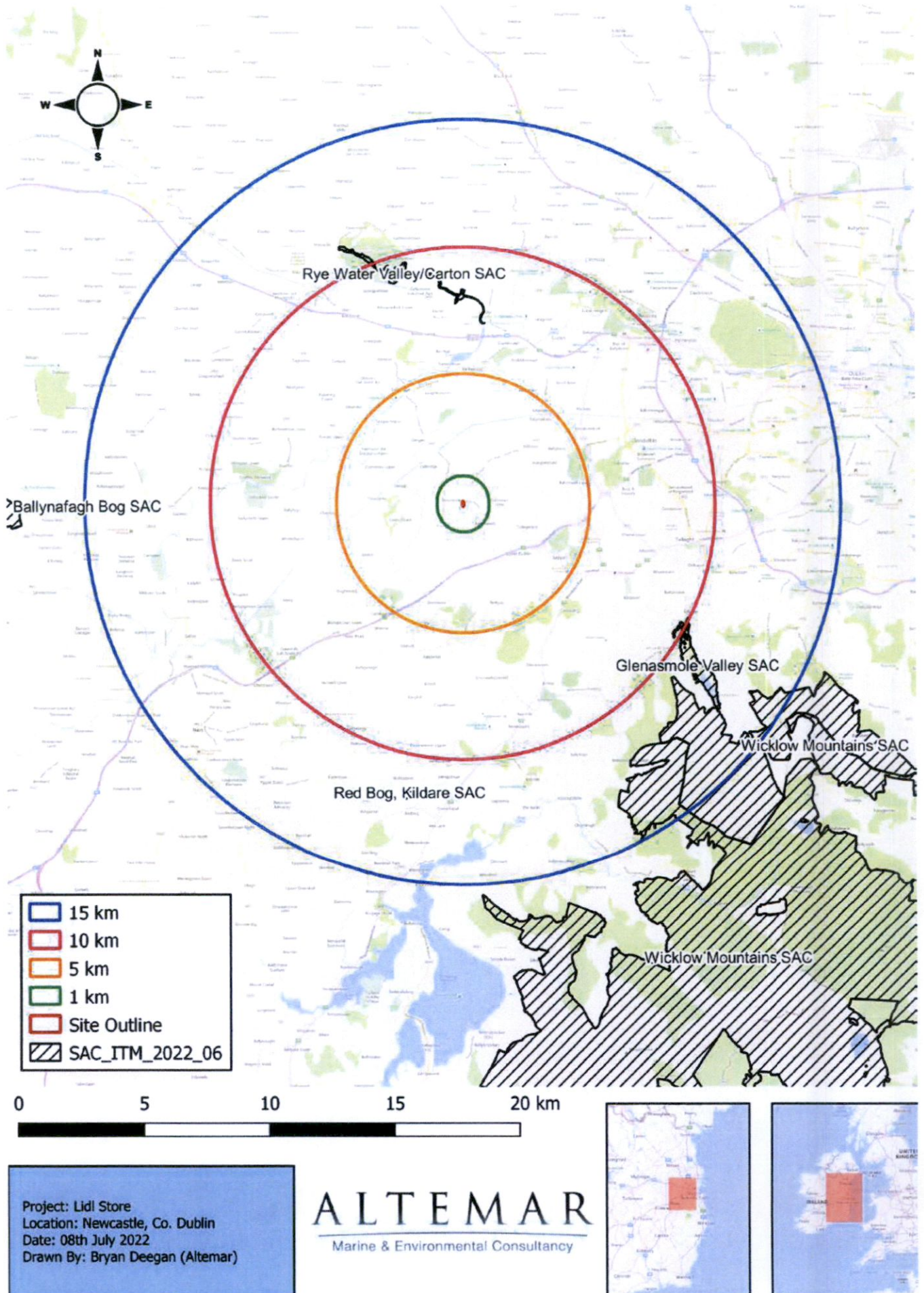


Figure 8. Special Areas of Conservation (SAC) located within 15km of the proposed development

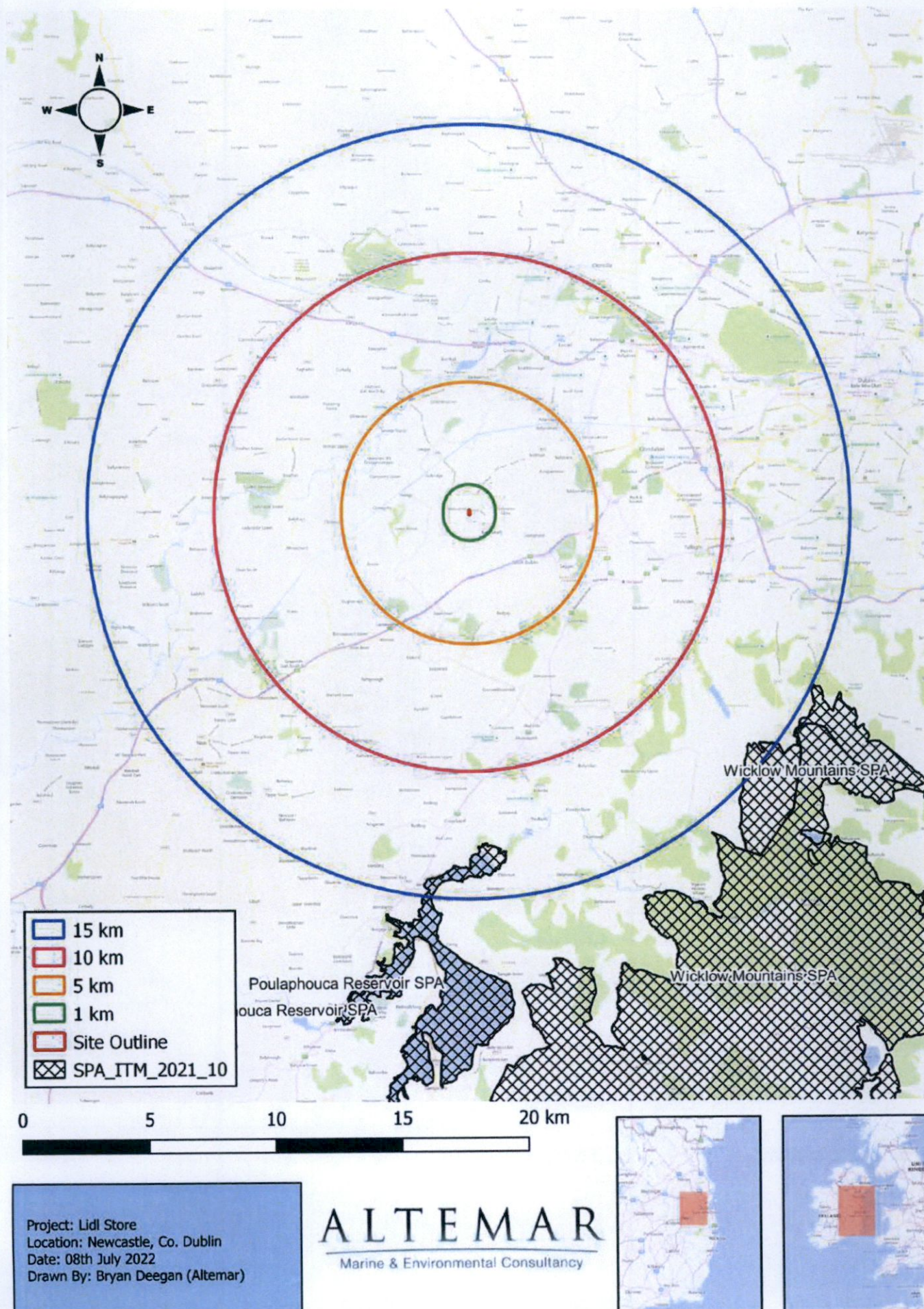
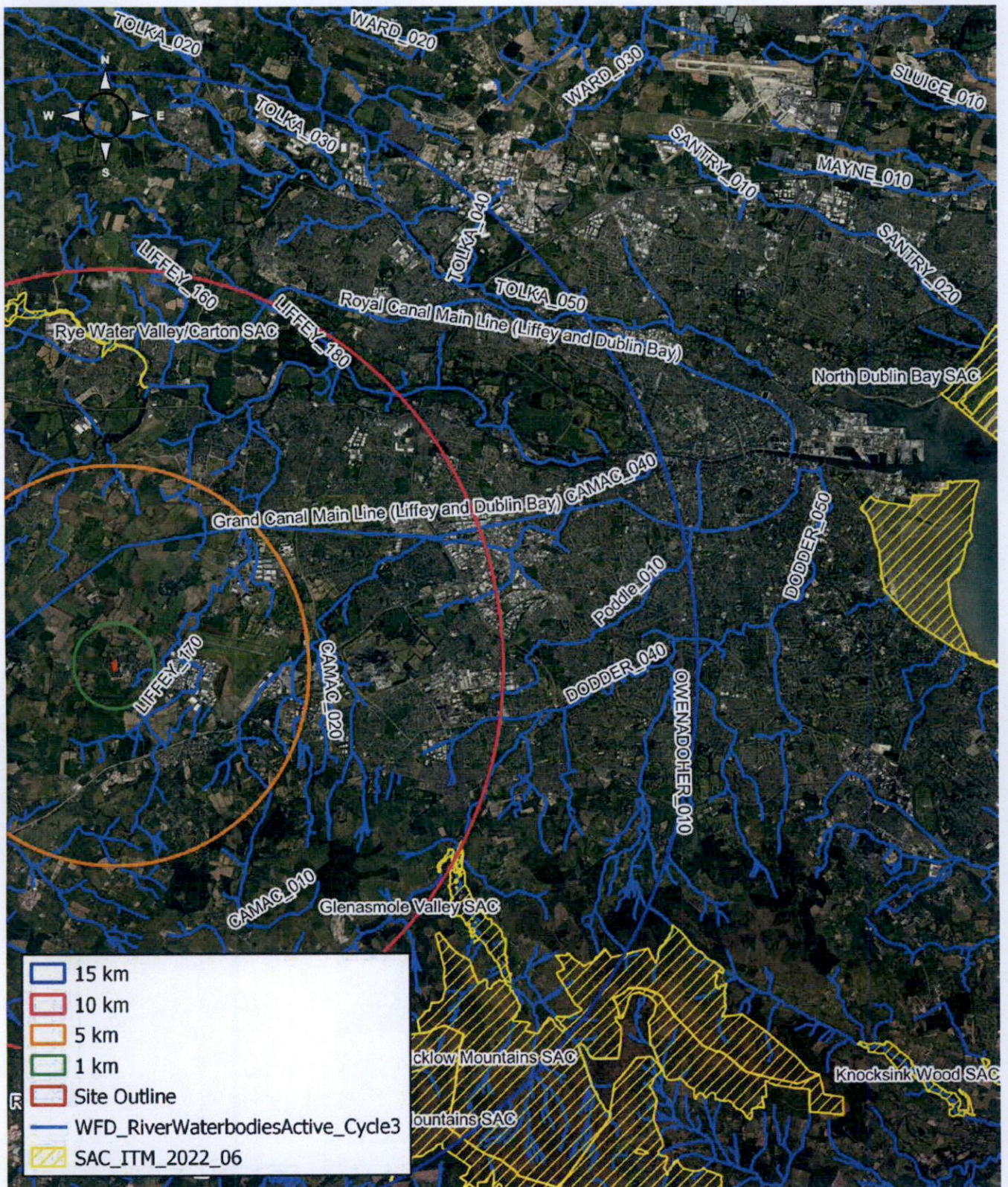


Figure 9. Special Protection Areas (SPA) within 15km of the proposed development



Figure 10. Watercourses proximate to the proposed development site

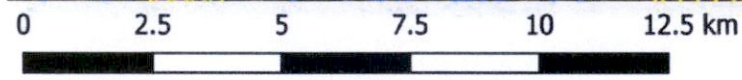
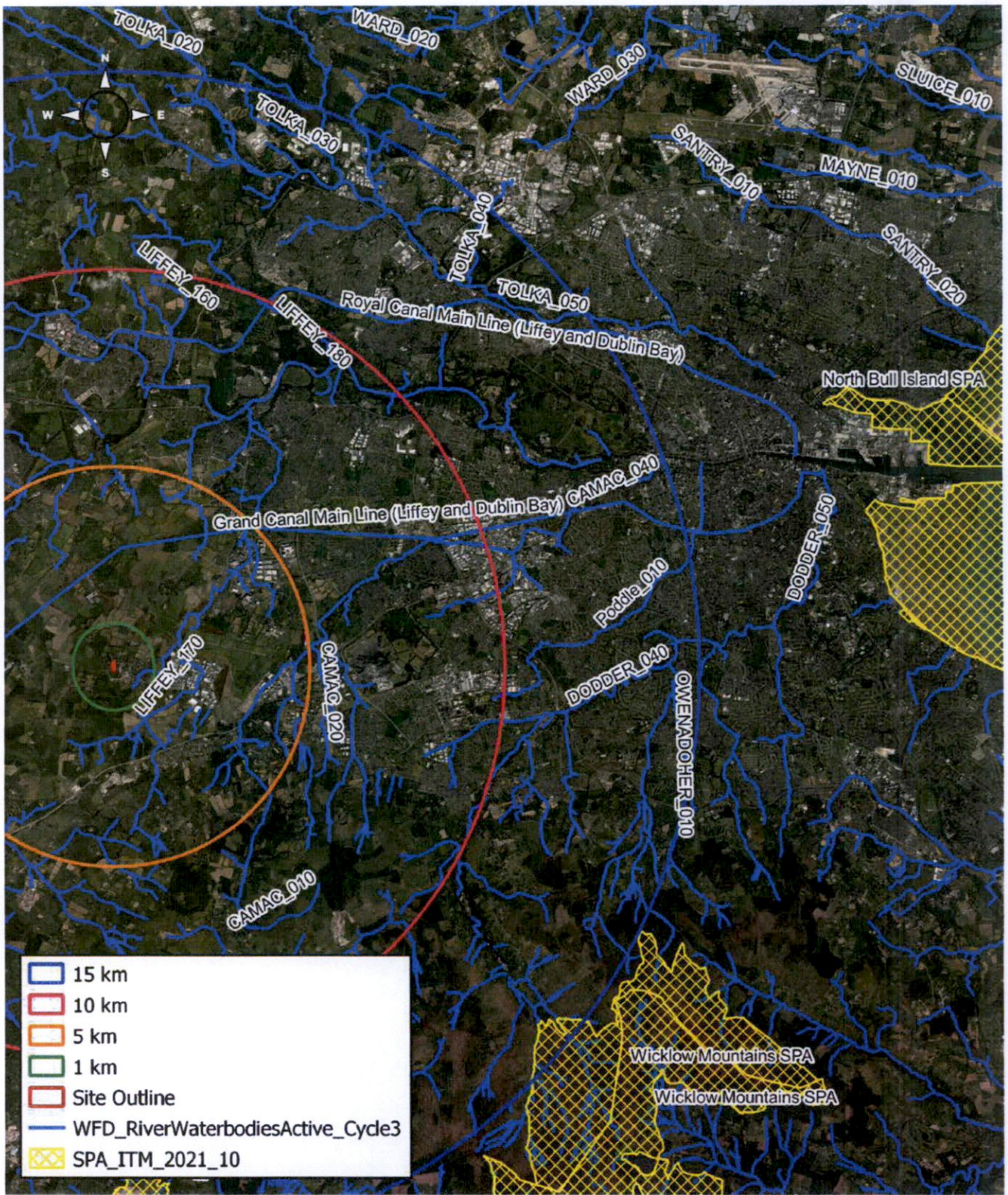


Project: Lidl Store  
 Location: Newcastle, Co. Dublin  
 Date: 08th July 2022  
 Drawn By: Bryan Deegan (Altamar)

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Figure 11. Watercourses and SACs within and beyond 15km of the proposed development site



Project: Lidl Store  
 Location: Newcastle, Co. Dublin  
 Date: 08th July 2022  
 Drawn By: Bryan Deegan (Altamar)

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Figure 12. Watercourses and SPAs within and beyond 15km of the proposed development site

## In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject site that have been assessed for potential in-combination effects through the examination of planning documentation. The following is a list of planning applications as in the vicinity of the proposed development on the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal:

Table 3. In combination effects evaluated (developments surrounding the subject site)

Ref. No.	Address	Proposal
SD22A/ 0286	Main Street, Newcastle, Dublin	Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
SD19A/ 0040	Cornerpark, Peamount Road, Newcastle, Co. Dublin.	Demolition of existing stables/sheds; construction of 28 dwellings comprised of 8 three bedroom, two storey semi-detached houses (Type A); 7 three bedroom, 2 storey terraced houses (Type B); 6 three bedroom, 2 storey terraced houses (Type C); 3 three bedroom, 2 storey terraced houses (Type D); 4 three bedroom, 2 storey semi-detached houses (Type E); all associated site development works, car parking, landscaping, open spaces, public lighting, connections to foul and surface water drainage/attenuation and water supply.
SHD ABP- 313814	Within townland of Newcastle South, Newcastle, Co. Dublin	Strategic Housing Development - Application (Case is due to be decided by 05/10/2022) 280 no. residential units (128 no. houses, 152 no. apartments), creche and associated site works. ( <a href="http://www.newcastlesouthplanning.com">www.newcastlesouthplanning.com</a> ) This application borders the site and ecological assessments were carried out by Altemar Limited.
SHD3AB P- 305343- 19	Newcastle South & Ballynakelly, Newcastle, Co. Dublin	(1) The demolition of 5 structures on site, total area measuring 359sq.m, comprising 2 habitable dwellings and 3 associated outbuildings/sheds located to the northwest of the site; (2) development of 406 residential homes; (3) a childcare facility (518sq.m GFA); (4) 1 commercial unit (67.7sq.m GFA); (5) reservation of a school site (1.5ha); (6) new vehicular, cycle and pedestrian access from Main Street; (7) continuation of Newcastle Boulevard forming part of a new east-west link street; (8) a new Public Park (2ha); (9) pocket parks and greenway together with associated internal access roads, pedestrian and cycle paths and linkages; (10) 1 single storey marketing suite (81sqm) and signage (including hoarding) during the construction phase of development only and (11) all associated site and development works. The overall site comprises lands to the south of Main Street (c.15ha) together with 3 additional infill sites at the corner of Burgage Street and Newcastle Boulevard (c. 0.8ha); No. 32 Ballynakelly Edge (c.0.05ha); and Ballynakelly Rise (c.0.18ha)
SD18A/ 0363	Main Street, Newcastle, Co. Dublin	(1) Construction of 22 three bedroom dwelling houses; (2) construction of access road and footpaths; (3) provision of car parking facilities to serve the development; (4) construction of a foul sewer network to serve the development which shall connect into adjoining foul sewer network; (5) construction of a surface water sewer network to serve the development including the provision of the necessary attenuation elements and the connection of the surface water network to the adjoining surface water network; (6) provision of a watermain to serve the development and connection to adjoining water main; (7) demolition of the garden sheds; (8) provision of all necessary utility services; (9) all ancillary site works.
SD17A/ 0378	Newcastle, Co. Dublin	Residential development consisting of 46 units
SD17A/ 0010	Drumlonagher , Main Street, Newcastle, Co. Dublin.	(1) Construction of 21 no. 3 bedroom, two storey dwelling houses. (2) Construction of 2 no. 2 bedroom, two storey dwelling houses. (3) Construction of a two storey building with retail unit (convenience) at ground floor level and 2 no. 2 bedroom apartments and 2 no. 1 bedroom apartments at first floor level with a total ground and first floor area of 771sq.m. (4) Construction of a 2 storey corner building with 2 retail units (cafe and convenience) at ground floor level with 1 no. 2 bedroom apartment and 1 no. 1 bedroom apartment at first floor level with a total ground and first floor area of 303sq.m. (5) Construction of a 2m high boundary wall to East

Ref. No.	Address	Proposal
		and west boundaries and 1.8m high concrete post and timber panel fences between the dwellings. (6) Construction of a Market Square to serve the proposed development and local area. (7) Construction of proposed access road and footpaths. (8) Provision of car parking facilities to serve the proposed development. (9) Construction of a foul sewer network to serve the proposed development which shall connect into the existing adjoining foul sewer network. (10) Construction of a surface water sewer network to serve the proposed development including for the provision of the necessary attenuation elements and for the connection of the surface water network to the existing adjoining surface water network. (11) Provision of a watermain to serve the proposed development and connection to existing adjoining watermain. (12) Provision of necessary utility services. (13) All signage provisions for the proposed commercial buildings and place name for the proposed development and (14) all ancillary site works.
SD09A/ 0489/EP	Oakville House, Main Street, Newcastle, Co. Dublin	(1) A Nursing Home comprising 64 bedrooms in a 2-storey block forming an enclosed courtyard together with ancillary accommodation including reception area and toilets, 4 staff bedrooms, 2 offices, a kitchen and 2 dining rooms, 4 sitting rooms, 4 assisted bathrooms, 4 treatment rooms, 2 nurses stations, prayer room, 2 activity rooms, bin store, laundry, plant rooms, cleaner stores, staff room/dining room, staff changing room and stores; (2) surface car parking for 24 cars; (3) demolition of Oakville House - a 2 storey house of approx. 295sq.m and adjoining garage of 50sq.m; (4) a new access road, 240 metres in length approximately, together with footpaths, drains, landscaped areas; (5) a new vehicular and pedestrian entrance from Main Street, Newcastle; (6) surface water attenuation area together with all ancillary site works.
SD05A/ 0344/EP	Ballynakelly and Newcastle South, Newcastle-Lyons, County Dublin.	A residential development of 743 no. dwellings including a neighbourhood centre

An assessment of the projects outlined was carried out and included an inspection of supporting documentation. It is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on European sites will be seen as a result of the proposed development alone or combination with other projects.

**No cumulative or in combination effects on Natura 2000 sites are foreseen.**



## Conclusions

Altemar have carried out an appropriate Assessment Screening Report for the proposed project and conclude that no Natura 2000 sites are within the zone of influence of this development. Having taken into consideration the proposed project, the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the settlement of silt over the intervening distance and dilution effect with other effluent and surface runoff, it is concluded that this development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or Natura 2000 site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site. There is no possibility of significant impacts on Natura 2000 sites, features of interest or site specific conservation objectives.

Accordingly, having carried out the Stage 1 Appropriate Assessment Screening, the competent authority may determine that a Stage 2 Appropriate Assessment of the Proposed Development is not required as it can be excluded, on the basis of objective scientific information following screening under the Habitats Directive 92/43/EEC (as amended, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site.

## Findings of No Significant Effects Report

<b>Details of Project</b>	Appropriate Assessment Screening for a proposed development at Main Street Upper, Newcastle, Co. Dublin.
<b>Name and Location of NATURA 2000 Sites Within 15km / outside 15km with a potential pathway</b>	Rye Water Valley/Carton SAC Glenasmole Valley SAC Wicklow Mountains SAC Red Bog, Kildare SAC South Dublin Bay SAC North Dublin Bay SAC Poulaphouca Reservoir SPA Wicklow Mountains SPA South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA
<b>Project Description</b>	Proposed development at Main Street Upper, Newcastle, Co. Dublin.
<b>Is the Project directly connected with the management of the NATURA 2000 site?</b>	No
<b>Details of any other projects or plans that together with this project could affect the NATURA 2000 site</b>	None
<b>The assessment of significant effects</b>	
<b>Describe how the project is likely to affect the NATURA 2000 site</b>	No Impact Predicted
<b>Response to consultation</b>	N/A
<b>Data collected to carry out the assessment</b>	Site Visit and Supporting NPWS data.
<b>Who carried out the assessment</b>	Altemar Ltd.
<b>Sources of data</b>	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
<b>Explain why the effects are not considered significant</b>	Having taken into consideration the effluent discharge from the proposed development works, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
<b>Level of assessment completed</b>	Stage 1 Screening
<b>Overall conclusions</b>	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

## References

The following references were used in the preparation of this AA screening report.

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2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;  
[http://www.npws.ie/publications/archive/NPWS\\_2009\\_AA\\_Guidance.pdf](http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf)
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision\\_of\\_art6\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf)
4. 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;  
[http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura\\_2000\\_assess\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf)
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6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;  
[http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance\\_doc.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf)
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[http://www.npws.ie/publications/euconservationstatus/NPWS\\_2007\\_Conservation\\_Status\\_Report.pdf](http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf)
8. NPWS (2021) Conservation objectives for Rye Water Valley/Cartron SAC [001398]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
9. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
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11. NPWS (2019) Conservation Objectives: Red Bog, Kildare SAC 000397. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.
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13. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 9.0. Department of Housing, Local Government and Heritage.
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15. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.