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Marine & Environmental Consultancy

Appropriate Assessment Screening for a proposed cemetery
on the grounds of the Citywest Hotel, Saggart, Dublin 24.



8th December 2022

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

On behalf of: Cape Wrath Hotel Unlimited

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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 (AA) (Screening Stage) has been prepared by **Altamar Ltd.** at the request of Cape Wrath Hotel Unlimited. The project relates to the proposed cemetery on the grounds of the Citywest Hotel, Saggart, Dublin 24.

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.

Altamar Ltd.

Since its inception in 2001, Altamar 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. Bryan Deegan is the managing director of Altamar. Bryan is an environmental scientist 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 [EUROPEAN] 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)¹:

“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.”*

Stages of the Appropriate Assessment

This Appropriate Assessment screening 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

¹ 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;

Natural Habitats) Regulations 2011. 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, and local site or plan area characteristics;
 - 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 European 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

Management of the Site

The project is not directly connected with, or necessary to the management of European sites.

Description of the Proposed Project

Cape Wrath Hotel Unlimited intends to apply for a proposed cemetery on the grounds of the Citywest Hotel, Saggart, Dublin 24.

The development will consist of a cemetery including: 8,047 No traditional burial plots; Columbarium walls; 1 No. single storey reception building (214.7m² Gross Floor Area (GFA)) comprising a reception, 1 No. office, 1 No. reception store, WC, kitchenette with photovoltaic (PV) solar panels at roof level; and the provision of an ancillary maintenance shed, bin and battery storage structures.

The development includes a new vehicular access road from Garters Lane to the N7/M7 Naas Road, with 2 No. vehicular access points serving the proposed cemetery; 110 No. car parking spaces (25 No. spaces to the east of the reception building and 85 No. within overflow car park areas to the south of the development); 4 No. bicycle parking stands; and all associated hard and soft landscape and boundary treatment works including the reshaping of an existing lake and provision of a footbridge; provision of SUDS measures, associated lighting, associated signage, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground.

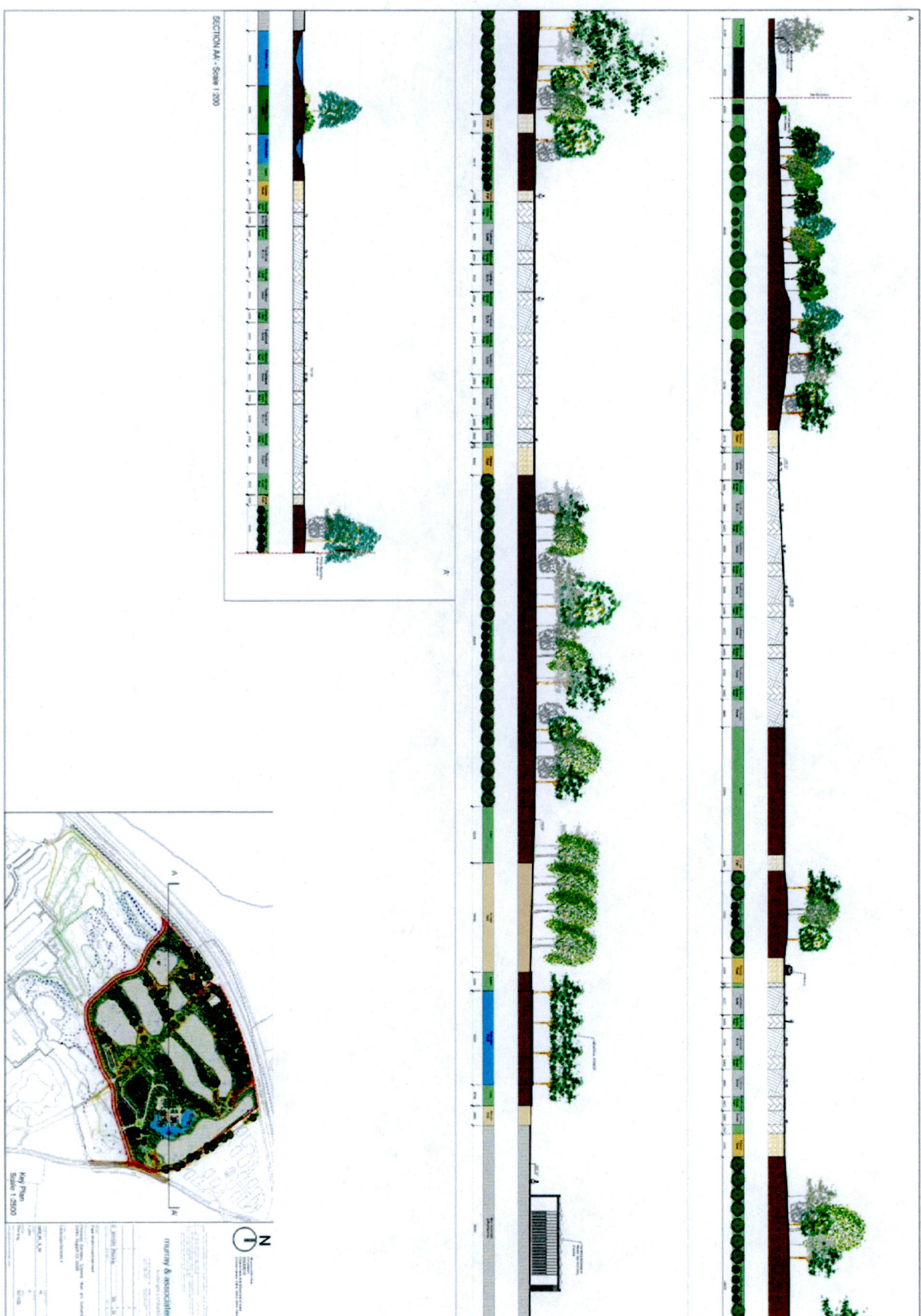
The proposed site outline, location, layout plan, overall masterplan, and contiguous sections are demonstrated in Figures 1-7.

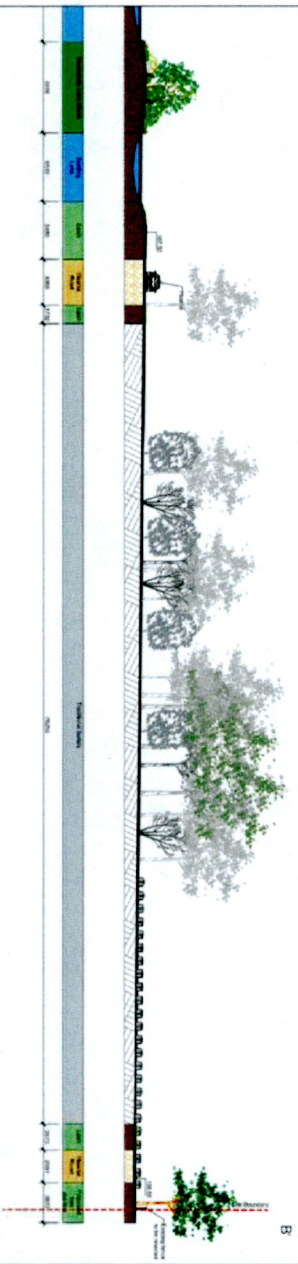
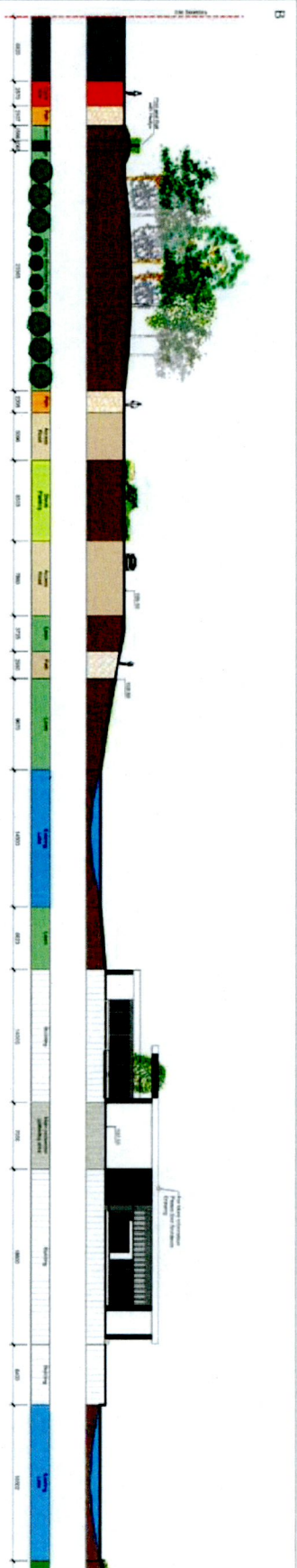


Figure 1. Proposed site outline and location



Figure 2. Proposed site outline





SECTION BB - Scale 1:200



Key Plan
Scale 1:2500



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Landscape

A Landscape Design Statement has been prepared by Murray and Associates Landscape Architecture to accompany this planning application. The report outlines the following:

The design concept aims to conserve the existing woodland landscape and redevelop the previous golf course fairways into a series of connected parkland spaces.

The visitor to the Cemetery, whether to attend a funeral, visit a memorial or grave, sit and reflect or to enjoy the woodlands, will understand the space firstly as a parkland with magnificent clear views and secondly as a burial/interment memorial space.

To this end, the golf course layout was redesigned, in the least invasive way possible, preserving the existing and retaining all of the woodland copses. On that account, the site is divided into traditional burial, columbarium walls and a reflection space, with the site having a reception building with car parking, a road for the hearses and pathways across the site.

The traditional burial spaces will be located in what were the fairways, with traditional grave markers designated to pay tribute while marking the burial place. As per the ash urns, these will be located in columbarium walls. The columbarium walls punctuate the landscape, creating a sense of place and adding definition within the park. These are mostly placed in the woodland areas to reduce the visual impact while integrating them with the existing landscape.

The main road will be both vehicular and pedestrian and provide access to the grave plots before and after the ceremonies, as well as for ongoing maintenance of the cemetery. Each fairway includes a secondary pedestrian path that will allow easier access to the burial areas. The proposed paths have organic shapes that are adapted to the existing vegetation and will direct the visitors through the site.

The building will be mainly used for as a reception building for services with toilets; as well provide office for management purposes. A memorial forest with a water feature is proposed at the entrance to the reception building. This space is a reflection and mourning area, as well as an appropriately designed place where visitors can get together before and after the ceremonies.

The path leading from the memorial forest and reception building provides views to specimen tree at the centre of the lake, as well as views through the landscaped cemetery. The lake where the building is nestled on the eastern side is based on the reshaped existing pond and it creates a nice setting.

This area has a parkland feel with looped paths and existing trees providing canopy cover and shelter. In general terms, the Cemetery is a collection of high-quality spaces with a range of space that will aspire to the following precepts:

- *provide a high-quality parkland;*
- *create a respectful and beautiful space for people to lay their loved ones to rest;*
- *provide hearse access throughout the site;*
- *provide walking paths;*
- *enhance habitat values and biodiversity;*
- *create inviting, well-designed open spaces for visitors to simply relax or to remember their loved ones.*

Citywest Cemetery will include approximately 4 ha of burial areas divided in: 8047 traditional burials and 100 of Columbarium walls. This means approximately 8047 plots and 1600 urns.

The traditional areas appear as clearings in the woodland, and these will be framed by the existing semi mature woodland, creating a natural sense of enclosure to allow several people to visit graves undisturbed. Furthermore, the memorial park is envisaged to be a serene and dignified space and to achieve this aim, the

cemetery is separated from the car parks by trees and planting. The reception building is the central focus of the entrance area. There is provision of 20 no. car parking spaces and 5 no. disabled car parking spaces to the west of the proposed reception/admin building.

An additional 85no. grasscrete car park spaces are provided to the south of the application site, for overflow car parking. There are two entrance points for vehicles. Vehicular for visitors provide access to the car parks; and those for the hearses provide access to burial areas within the former fairways. From the car parks, paths connect different areas of the memorial park, with further hierarchy of paths providing access to the burial areas and columbarium walls.

In summary, the proposed cemetery includes:

- the Reception / Admin Building. See Architecture's Report for details;*
- 2 main vehicular entrances to the site;*
- Car parking for up to 105 no. cars and 5 no. disabled car parking spaces;*
- 8 Bicycle stands to provide for 16 no. visitors.*
- 3m internal road for hearse and maintenance access to the cemetery;*
- Seating areas provided at regular intervals along the main access, the existing track and around the lake;*
- A network of internal paths for pedestrian access to burial areas;*
- Traditional burial and columbarium walls (urn interment);*
- General visitor amenities: Seating, Bins, Information Signage, Water Feature;*
- A reshaped lake measuring approximately 2625 square metres with a footbridge;*
- A Maintenance Shed. Refer to Architects Drawings;*
- 3 no. Gates (1 for Main Access, 1 Secondary Access, 1 for Traffic Control)'*

The proposed Landscape Masterplan for the development is demonstrated and has been prepared in discussion with Altamar Limited (Figure 7).

Drainage

Engineering Services Report

An Engineering Services Report has been prepared by CS Consulting Engineers to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

'Foul Drainage

Existing Foul Drainage Infrastructure

South Dublin County Council's drainage records indicate an existing 225mm diameter foul sewer traversing the subject lands from west to east. This sewer connects into an existing sewer flowing south to north. It is proposed to divert a section of the existing 225mm foul sewer, which is currently not live.

Proposed Foul Drainage Arrangements

All foul effluent generated from the proposed development shall be collected in separate foul pipes and flow under gravity, to the existing 225mm diameter foul sewer on the subject lands.

The drainage network for the development shall be in accordance with Part H of the Building Regulations and to the requirements and specifications of Irish Water.

Stormwater Drainage

Existing Stormwater Drainage Infrastructure

Following receipt of SDCC drainage records there is no storm water sewer crossing the subject lands. As noted above the current sites use as a golf course means that an artificial storm water system, of ditches and ponds, crosses the site before existing to the east.

There is a pumped stormwater system from the northern apartment block (Westpark Apartments), which outfalls an attenuated storm water flow into an existing water feature on the golf course. It is proposed to re-route this outfall.

Proposed Stormwater Drainage Arrangements

In accordance with the requirements of the SDCC Drainage Divisions all new developments are to incorporate the principles of Sustainable Urban Drainage Systems, (SuDS). The SuDS principles require a two-fold approach to address storm water management on new developments.

The first aspect is to reduce any post development run-off to pre-development discharge rates. The development is to retain storm water volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1-in-100-year storm event increased by 20% for predicted climate change factors.

To ensure an accurate calculation of the required attenuation for the site Met Eireann was contacted to provide:

- a) The SAAR (Standard Annual Average Rainfall) for the area: 731mm/year
- b) The sliding duration table for the site indicating the 1:100-year rainwater intensities to be used.

The proposed site, where hard standing is to be introduced will be attenuated to 2.0l/sec/Ha. The majority of the site will use infiltration systems to allow storm water generated on site to infiltrate the subsoil. The proposed building located close to the existing pond will require storm water attenuation. The volume required for the 1-in-100-year event (increased by 20%) is 163m³. This volume will be provided in the re-engineered pond. The current pond serves as part of the golf course and will be redeveloped as a water feature for the development.

The second aspect is the policy of the Local Authority is to include Sustainable Urban Drainage Systems, SuDS, for all new applications, as such it is proposed to use a range of SuDS devices for the scheme they are listed below:

SuDS proposal are as follows;

- Permeable paving to all new parking spaces,
- Waterbutts for local irrigation and washing down areas,
- Attenuation tank with flow control device, sized to contain a 1-in-100-year storm event and increased by 20% for the predicted climate change to limit the surface water discharge from the site during extreme rainfall events,
- Proposed roads areas will be drained via infiltration drains,
- As the vast majority of the site will be grass/porous surfaces the scheme will fully allow storm water generated on site to drain into the subsoil.'

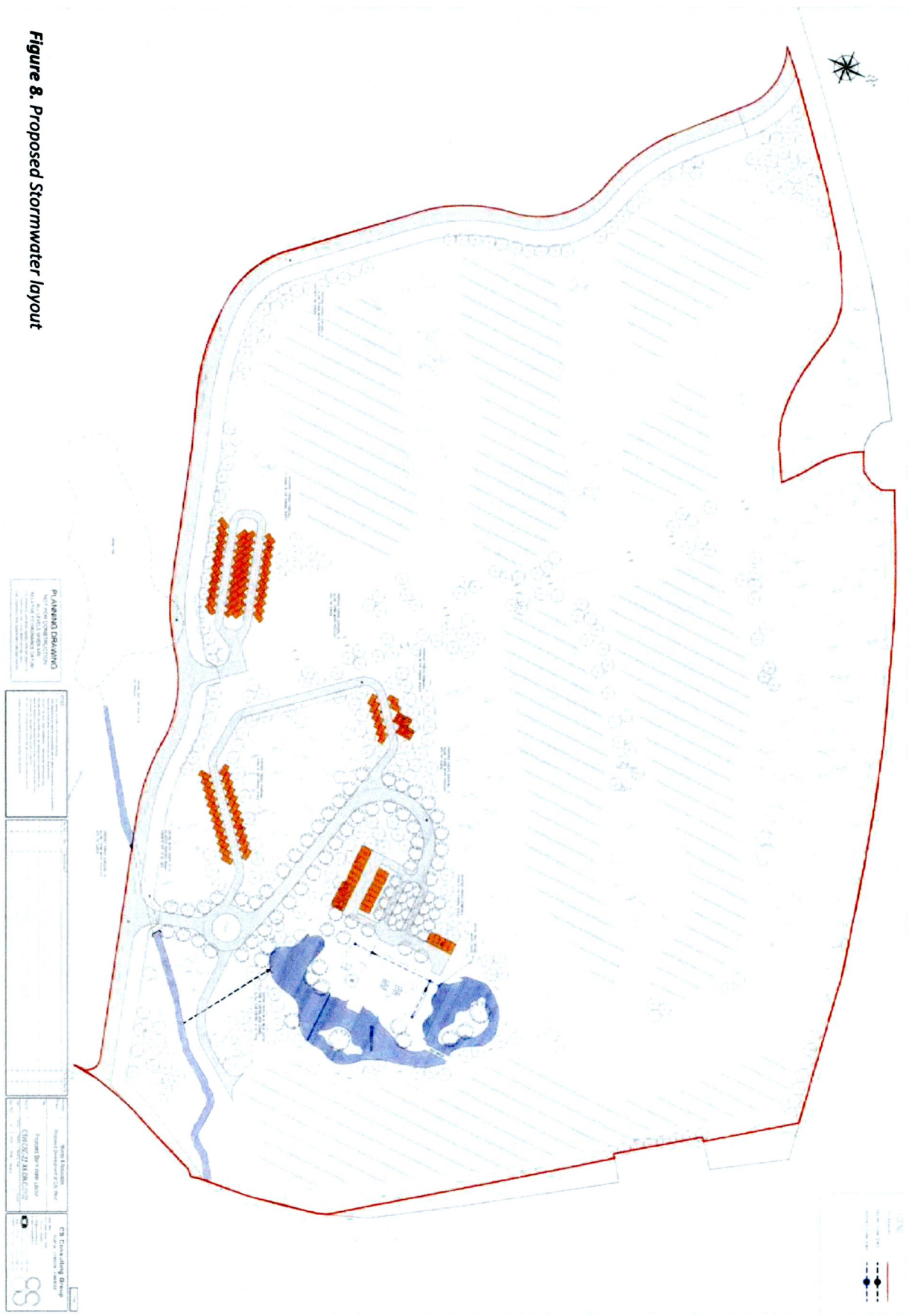
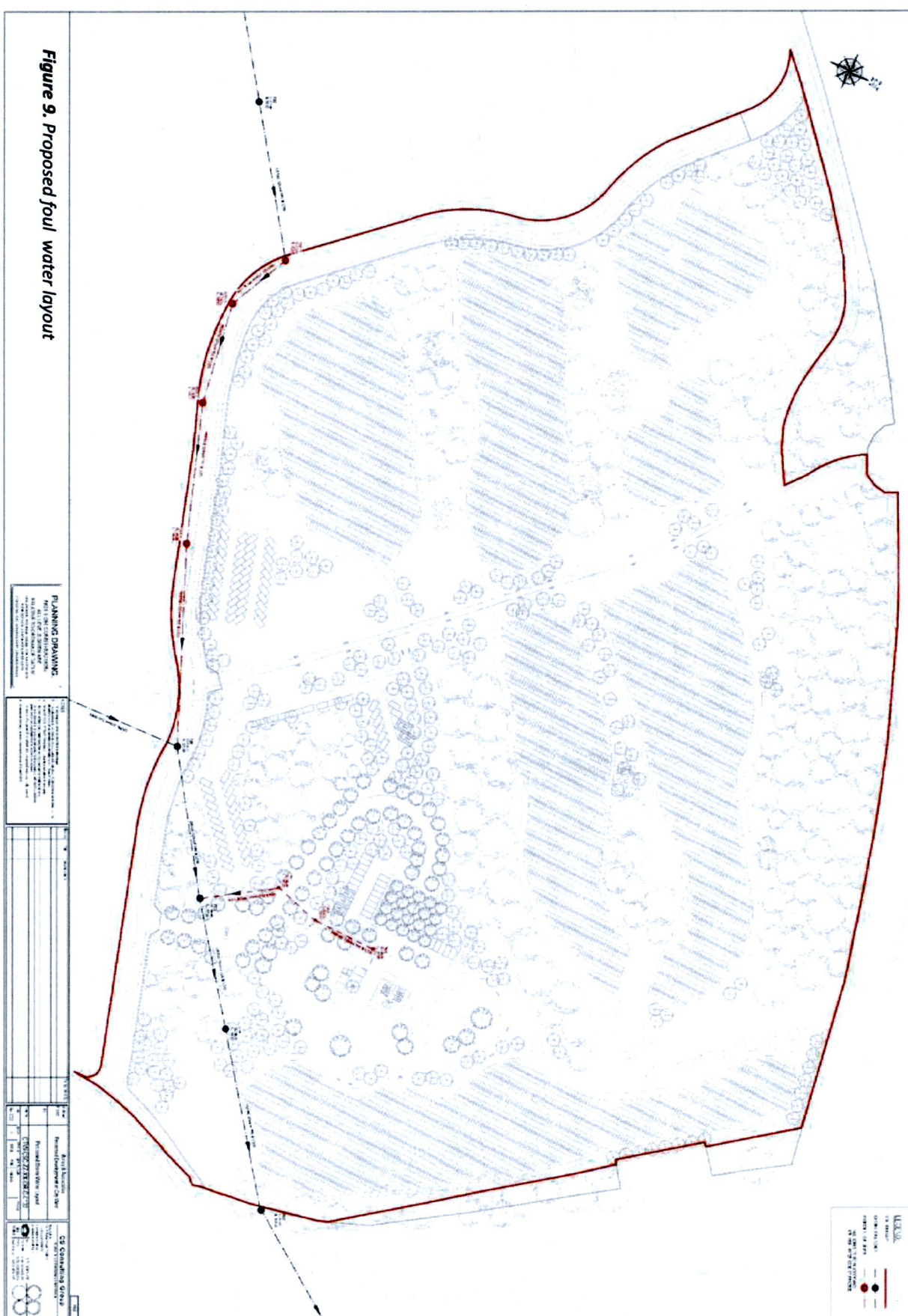


Figure 8. Proposed Stormwater layout



Environmental and Hydrogeological Assessment

An Environmental and Hydrogeological Assessment report was completed by Verde Environmental Consultants. The report outlined the following: *'An environmental assessment was undertaken on a greenfield site at the north eastern region of the former Citywest Golf Course in Citywest, Co Dublin to assess the suitability of the site for a cemetery development. The environmental assessment consisted of trial pit excavation, groundwater monitoring well drilling and installation, soil sampling, groundwater sampling and laboratory analysis. Soil samples were collected from the excavated trial pits and groundwater samples from the installed monitoring wells. The surrounding land use is mostly commercial and residential, together with area of the former golf course which is currently an open parkland.*

The GSI sub-soils map identifies the site to be underlain by glacial till derived from limestone. The bedrock aquifer beneath the site is reported as a locally important aquifer which is moderately productive only in Local Zones. Groundwater over most of the site has a Moderate Vulnerability rating indicating bedrock up to 10mBGL with a High Vulnerability rating to the north west of the site indicating bedrock in excess of 3mBGL. Site investigation drilling works show weathered bedrock is within 2.5mBGL in the north west to >10mBGL in the east of the site. In January 2022, eight trial pits were excavated across the site to an average depth of 3.5mBGL with no bedrock encountered. The subsoils encountered were generally gravelly clayey silt with sub-rounded cobbles, this was underlain by brown clayey gravel at a depth of 1.3-3.3mBGL. There was some minor seepages of perched groundwater observed during the excavation of the trial pit depths ranging between 2.8 and 3.5mBGL in several locations. Trial pit TP-103 which remained open over a 24hour period, was seen to partly fill with water up to a maximum depth of 2.2mBGL. TP-102 also remained open over-night and had only minor ingress of perched groundwater at the base of the trial pit 2.5mBGL. The perched groundwater is not continuous on the site.

No physical evidence of contamination was observed in the soil during excavation of the trial pits. Samples submitted for Particle Size Distribution analysis were classified as brown, very silty, very sandy gravel. Three boreholes were drilled on-site with MW101 and MW102 installed as monitoring wells in the northern and eastern region of the site respectively. These monitoring wells were installed in limestone and shale bedrock with multiple groundwater strikes encountered in the bedrock during drilling from 3.9 to 8.5mBGL. MW103 encountered gravels to greater than 10m with multiple groundwater strikes observed during drilling from 3.9mBGL. The site investigation clearly showed the required 3.44m depth of overburden cover is present across the majority of the proposed burial area with the exception of the northwestern area of the site where weathered bedrock was present at 2.5mBGL. The 3.44m cover incorporates a maximum interment depth of eight feet (2.44m) and 1m of undisturbed subsoil below the base of the burial pit. The overburden generally consists of clay silt and clayey gravel. The OPW flooding data identified that the site has no recorded flooding events and is not at risk of flooding. Groundwater flow direction beneath the site is seen to be in a northerly flow direction towards the Camac River. The static groundwater levels in the monitoring wells are representing groundwater in the bedrock and deeper gravel that is under pressure from the overlying subsoils and will naturally rise to the level where atmospheric pressure is zero and this water table surface is referred to as the potentiometric water level. Bedrock and deeper gravel and therefore groundwater will not be encountered in excavation for traditional burials. Laboratory analysis of the soil and groundwater samples collected during the January/February 2022 assessment showed no significant parameters exceeding the applied GACs. Overall the chemical groundwater quality beneath the site is good apart from one slight exceedance of orthophosphate. Bacteriological faecal coliforms of E.Coli were below the laboratory detection limit in the bedrock groundwater monitoring wells. The proposed cemetery development complies fully with the separation distances from the rivers, groundwater abstraction wells, drainage ditches and with the various ground conditions required in the Irish Law and UK cemetery guidance. Overall this initial site investigation shows the site is suitable for use as a cemetery consisting of traditional burial plots.

The assessment of potential contaminants of concern arising from traditional burials was assessed further by undertaking a detailed environmental modelling assessment. A detailed quantitative risk assessment (DQRA) involves undertaking a tiered assessment as outlined by the UK Environment Agency guidance in order to predict impact if any on the groundwater and downgradient surface waters, arising from the operational stage of the cemetery development. The outcome of the DQRA was that no unacceptable risks to groundwater were identified.'

Flood Risk Assessment

A Site-Specific Flood Risk Assessment has been prepared by CS Consultants to accompany this planning application. This report concludes with the following:

'Fluvial Flooding

A review of the Office of Public Works flooding records database (www.floodmaps.ie) for the area does not indicate historical flooding at the site.

Flood mapping developed as part of the recently adopted Development Plan, 2022 – 2028. Gives predicted flood mapping for fluvial events. The mapping does not indicate the subject lands are located within a fluvial flood zone.

Tidal Flooding

The site's location is such that it is not affected by tidal waterbodies and as such tidal flooding is negligible.

Pluvial Flooding

Pluvial flooding is flooding which has originated from overland flow resulting from high intensity rain fall. From a review of the OPW flood maps there are no records of flood events due to high rainfall events in the area. However, mapping prepared for the current Development Plan does indicate part of the subject lands, located around the existing artificial pond may experience pluvial flooding. This is due to the current topography of the site as the current pond is part of a local 'water feature' for the current golf course. Post development this pond will have the capacity to contain any excess water generated locally, thereby containing any pluvial rainfall.

Potential for Proposed Development to Contribute to Off-Site Flooding

The proposed development will require attenuation to be provided. Attenuation will be sized for a 1-in-100-year extreme storm event increased by 20% for the predicated effects of climate change. The attenuation will release storm water in a controlled manner after the peak storm duration has passed. By restricting the flow, the likelihood of the proposed development adversely affecting the public drainage system or contributing to downstream flooding is mitigated. Please refer to the engineering services report.

Existing Off-Site Drainage

It is the understanding of CS Consulting that at present there are no issues with the local drainage arrangements. The subject lands will only discharge a restricted low flow into the public system thereby reducing the hydraulic pressure on the public network during extreme rainfall events. Notwithstanding this, the development site shall be super-elevated above to the adjacent lands to prevent the egress of off-site drainage onto the site.

Groundwater Flooding

According to the Geological Survey of Ireland, GSI, interactive maps, the subject site is underlain with Dark Limestone & Shale. The area is listed as overlaying a locally important aquifer which has bedrock which is moderately productive only in local zones. The groundwater in the area is high. The GSI data base does not indicate that the subject lands would be susceptible to groundwater flooding.

The likelihood of onsite flooding from the hydrological ground conditions is deemed to be minor and within acceptable levels.'

Identification of Relevant European Sites

The proposed development site is not 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)."*

The nearest European site (Glenasmole Valley SAC) is 5.6 km from the proposed development site. The Camac River flows eastwards, 11.7m from the southeast border of the site. The Glenasmole Valley SAC is not hydrologically connected to the proposed development, therefore, no pollutants or chemicals from the site, that potentially enters the watercourse would impact on the conservation objectives or features of interests of this European site.

There is no storm water sewer crossing the subject lands. The proposed development plans to discharge the majority of storm water straight to the ground. All foul effluent generated from the proposed development shall be collected in separate foul sewer which flows under gravity, to the existing 225mm diameter foul sewer on the subject lands.

The Zol of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but 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 Zol 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. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct pathways to these sites. However, out of an abundance of caution, due to the presence of indirect pathways, designated sites within Dublin Bay are also screened (Table 2).

SACs and SPAs within 15km of the site and those with direct or indirect pathways are demonstrated in Figures 8 and 9. Watercourses and European sites proximate to the proposed development are demonstrated in Figures 10-12.

Table 1. Proximity to designated sites of conservation importance

NATURA 2000 Site	Distance
Special Areas of Conservation	
Glenasmole Valley SAC	5.6 Km
Wicklow Mountains SAC	7 Km
Rye Water Valley/Carton SAC	8.5 Km
Red Bog, Kildare SAC	11.4 Km
North Dublin Bay SAC	15.9 km
South Dublin Bay SAC	19.0 km
Special Protection Areas	
Wicklow Mountains SPA	10.3 Km
Poulaphouca Reservoir SPA	12 Km
South Dublin Bay and River Tolka Estuary SPA	16.0 km
North Bull Island SPA	19.0 km

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

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE0001209	Glenasmole Valley SAC	Out	<p>Conservation Objectives 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>Qualifying Interests 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>Potential Impact The proposed development site is located 5.6 km from the Glenasmole SAC (Figure 8). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects likely</p>
IE0002122	Wicklow Mountains SAC	Out	<p>Conservation Objectives 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>Qualifying Interests 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] Otter (<i>Lutra lutra</i>) [1355]</p> <p>Potential Impact The proposed development site is located 7 km from the Wicklow Mountains SAC (Figure 8). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects likely</p>

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE001398	Rye Water Valley/Cartron SAC	Out	<p>Conservation Objectives 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>Qualifying Interests 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>Potential Impact The proposed development site is located 8.5 km from this SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>
IE0000397	Red Bog, Kildare SAC	Out	<p>Conservation Objectives 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>Qualifying Interests Transition mires and quaking bogs [7140]</p> <p>Potential Impact The proposed development site is located 11.4 km from this SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely</p>
IE000210	South Dublin Bay SAC	OUT	<p>Conservation Objectives 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>Qualifying Interests 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] Embryonic shifting dunes [2110]</p> <p>Potential Impact The proposed development site is located within a suburban/agricultural area, 15.9 km from this SAC. There is no 'direct' or Source-Pathway-Receptor linkage between the proposed development site and the SAC. 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 Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity².</p>

NATURA Code	Name	Screened IN/OUT	Details/Reason
			<p>The nearest surface water receptor is the Camac, which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (15.9 km) 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.</p> <p>No significant effects are likely.</p>
IE000206	North Dublin Bay SAC	OUT	<p>Conservation Objectives</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>Qualifying Interests</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 maritimae</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>Potential Impact</p> <p>The proposed development site is located within a suburban/agricultural area, 19.0 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 Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity²</p> <p>The nearest surface water receptor is the River Camac. Out of an abundance of caution, it is considered that surface water drainage from the subject site discharges to the Camac which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (19.0 km) 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>No significant effects are likely.</p>

² https://www.water.ie/uuid/eed266bd-5646-4b6a-bf9d-6ddb57049930/2020-IW-WWCR-Web-Version_Dublins.pdf

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE0004040	Wicklow Mountains SPA	Out	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p>Qualifying Interests Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p> <p>Potential Impact The proposed development site is located at a minimum distance of 10.3 km from the Wicklow Mountains SPA (Figure 9). There is no direct or indirect hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects are likely</p>
IE0004063	Poulaphouca Reservoir SPA	Out	<p>Conservation Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p>Qualifying Interests Greylag Goose (<i>Anser anser</i>) [A043] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</p> <p>Potential Impact The proposed development site is located at a minimum distance of 12 km from the Poulaphouca Reservoir SPA (Figure 9).</p> <p>There is no direct or indirect hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen.</p> <p>No significant effects are likely</p>
IE0004024	South Dublin Bay and River Tolka Estuary SPA	OUT	<p>Conservation Objectives 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>Qualifying Interests 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]</p>

NATURA Code	Name	Screened IN/OUT	Details/Reason
			<p>Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development site is located within a suburban/agricultural area, 16.0 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 Ringsend Wastewater Treatment Plant (WwTP)².</p> <p>The nearest surface water receptor is the Camac River. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Camac River which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (16.0 km) to this SPA, mixing 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>Further, given the distance between the subject site and this SPA (16.0 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>No significant effects likely</p>
IE004006	North Bull Island SPA	OUT	<p>Conservation Objectives</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>Qualifying Interests</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] 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>Potential Impact</p> <p>The proposed development site is located within a suburban/agricultural area, 19.0 km from this SPA. There is no 'direct'</p>

NATURA Code	Name	Screened IN/OUT	Details/Reason
			<p>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 Ringsend Wastewater Treatment Plant (WwTP) which is operating within capacity².</p> <p>The nearest surface water receptor is the Camac River. Out of an abundance of caution, it is considered that surface water drainage from the subject site will ultimately outfall to the Camac which in turn outfalls to the River Liffey. In this case, in the absence of mitigation measures, given the extensive distance (19.0 km) to this SPA, settlement within drainage ditches, mixing 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>Further, given the distance between the subject site and this SPA (19.0 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>No significant effects likely</p>

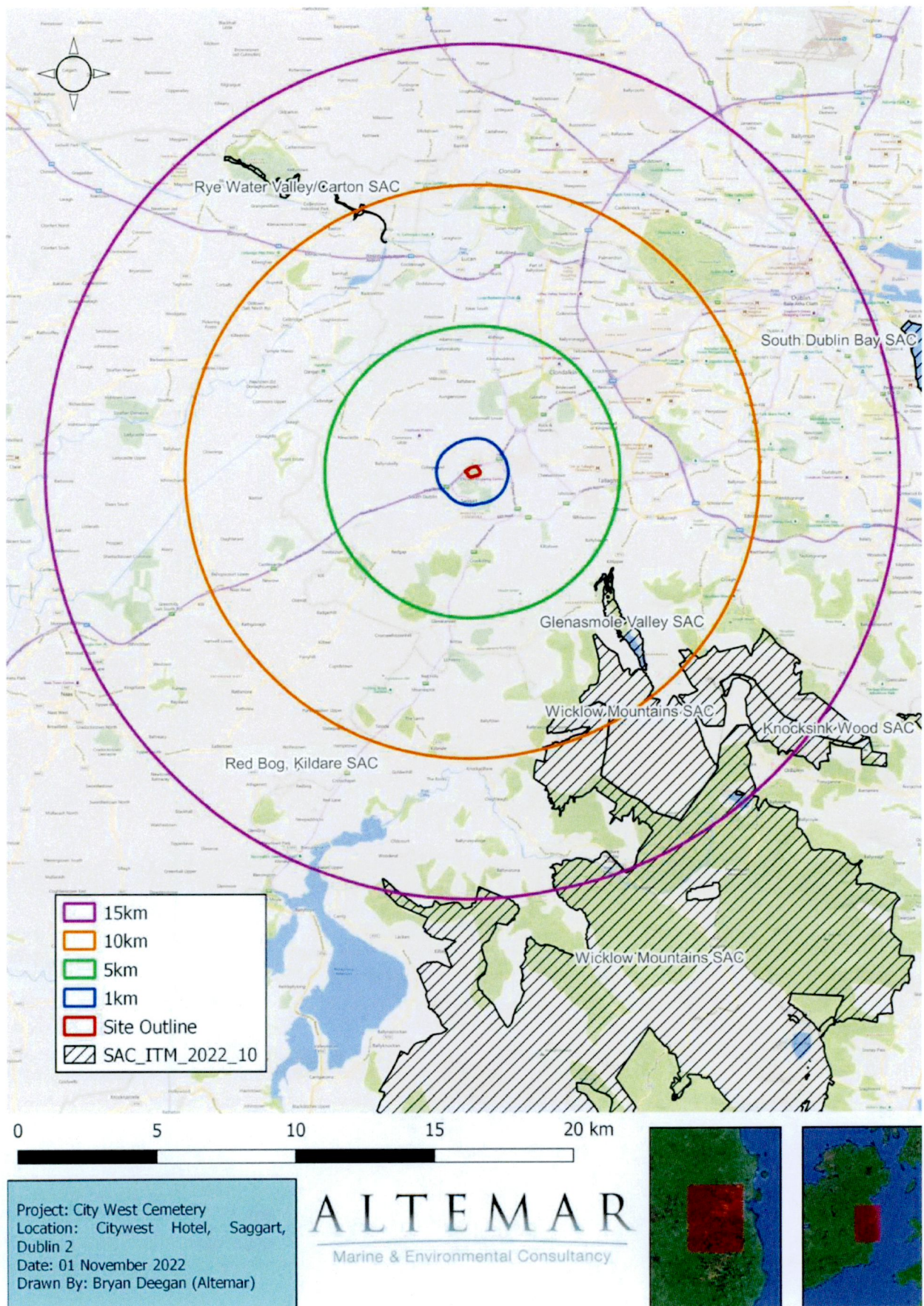


Figure 8. Special Areas of Conservation (SAC) within 15km of the subject site

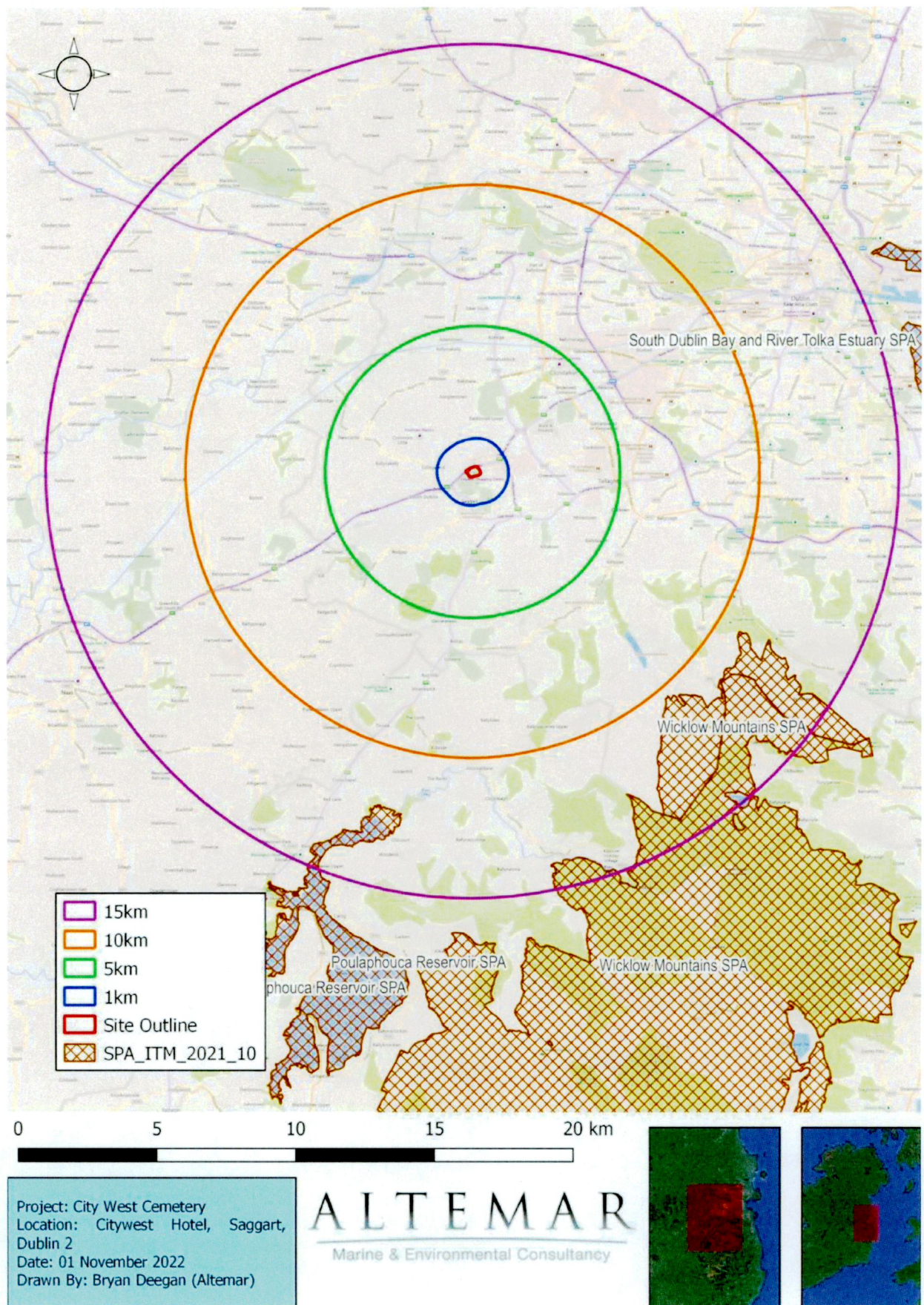


Figure 9. Special Protection Areas (SPA) within 15km of the subject site

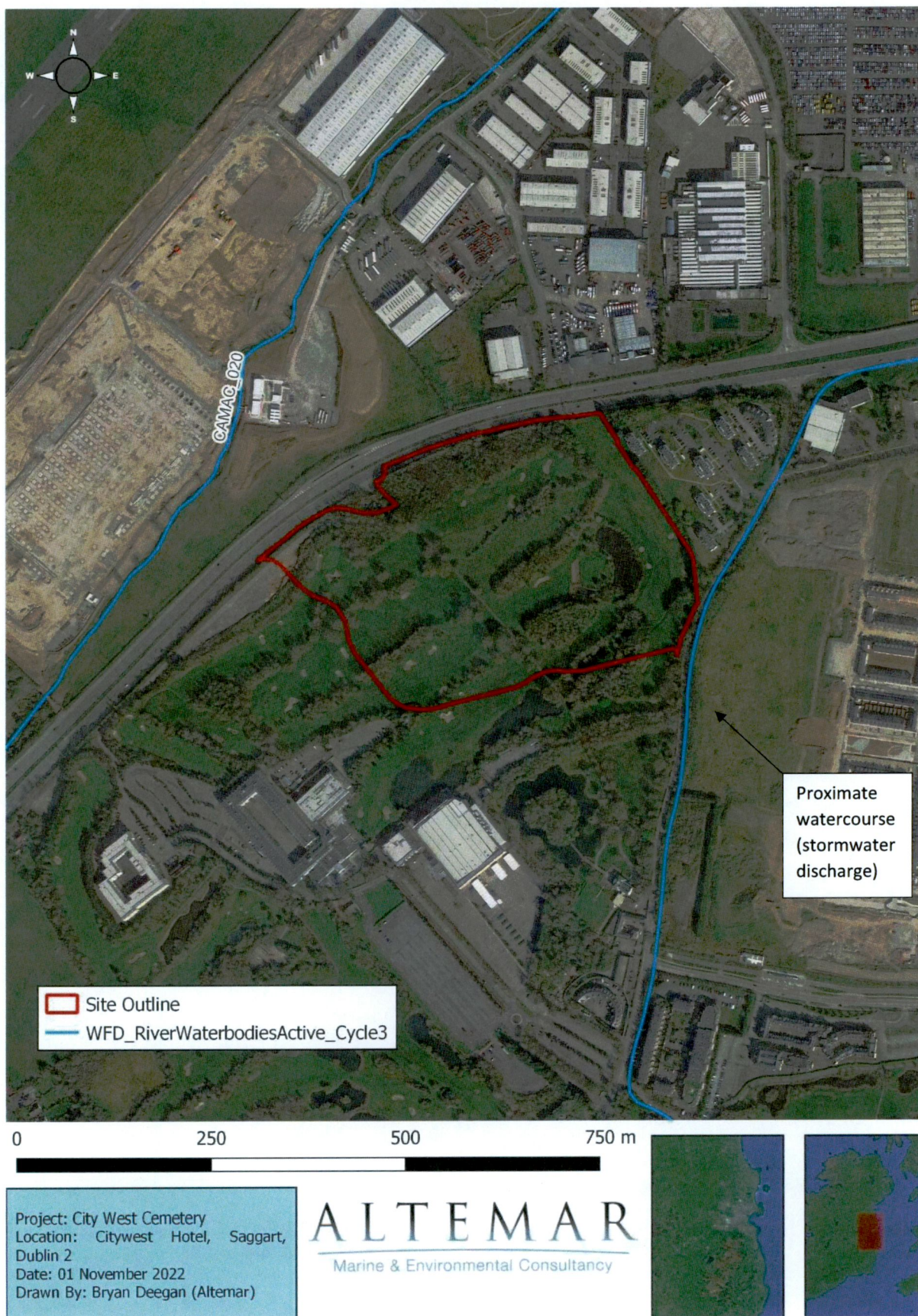


Figure 10. Watercourses proximate to the subject site

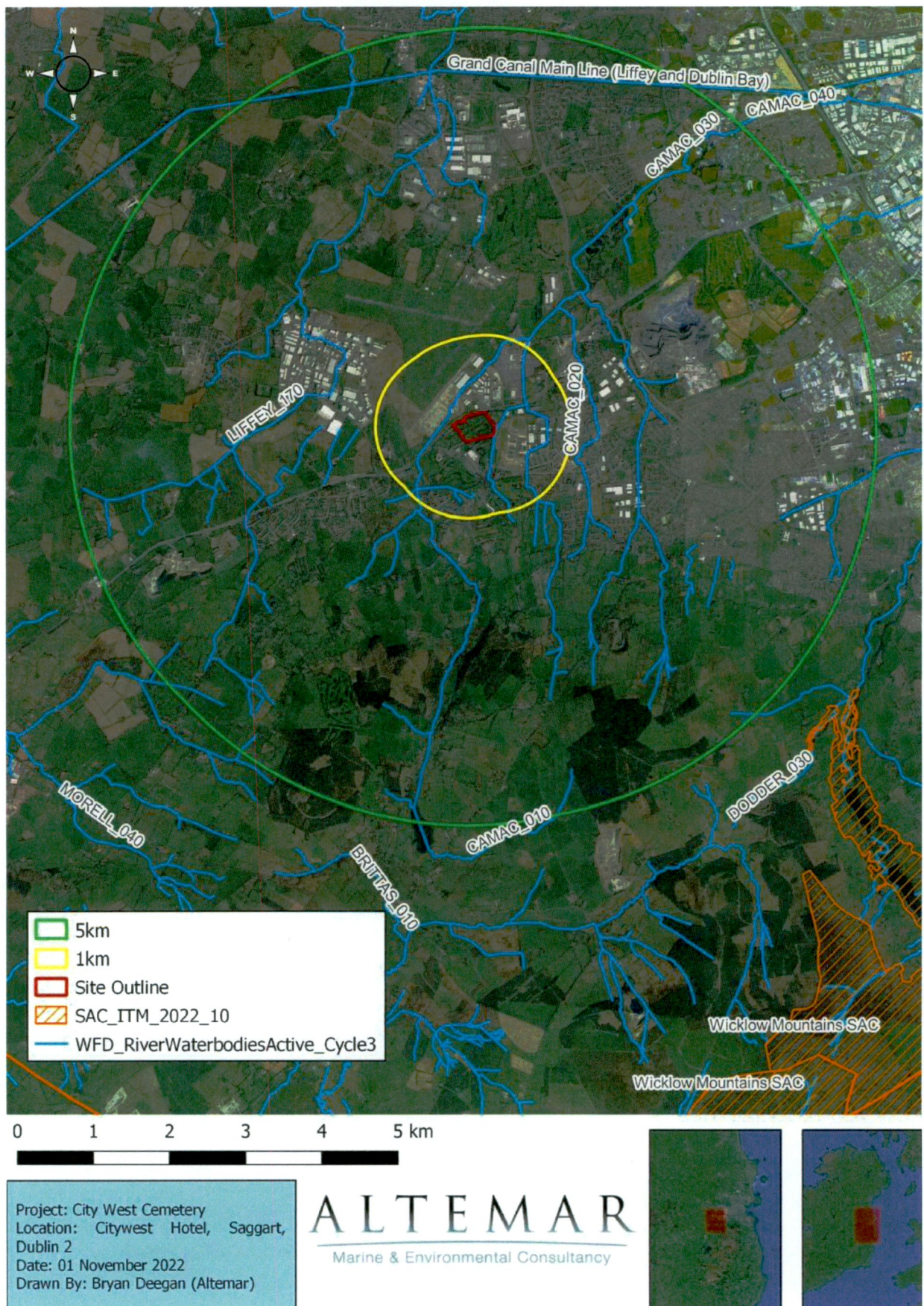


Figure 11. SACs and watercourses proximate to the proposed development

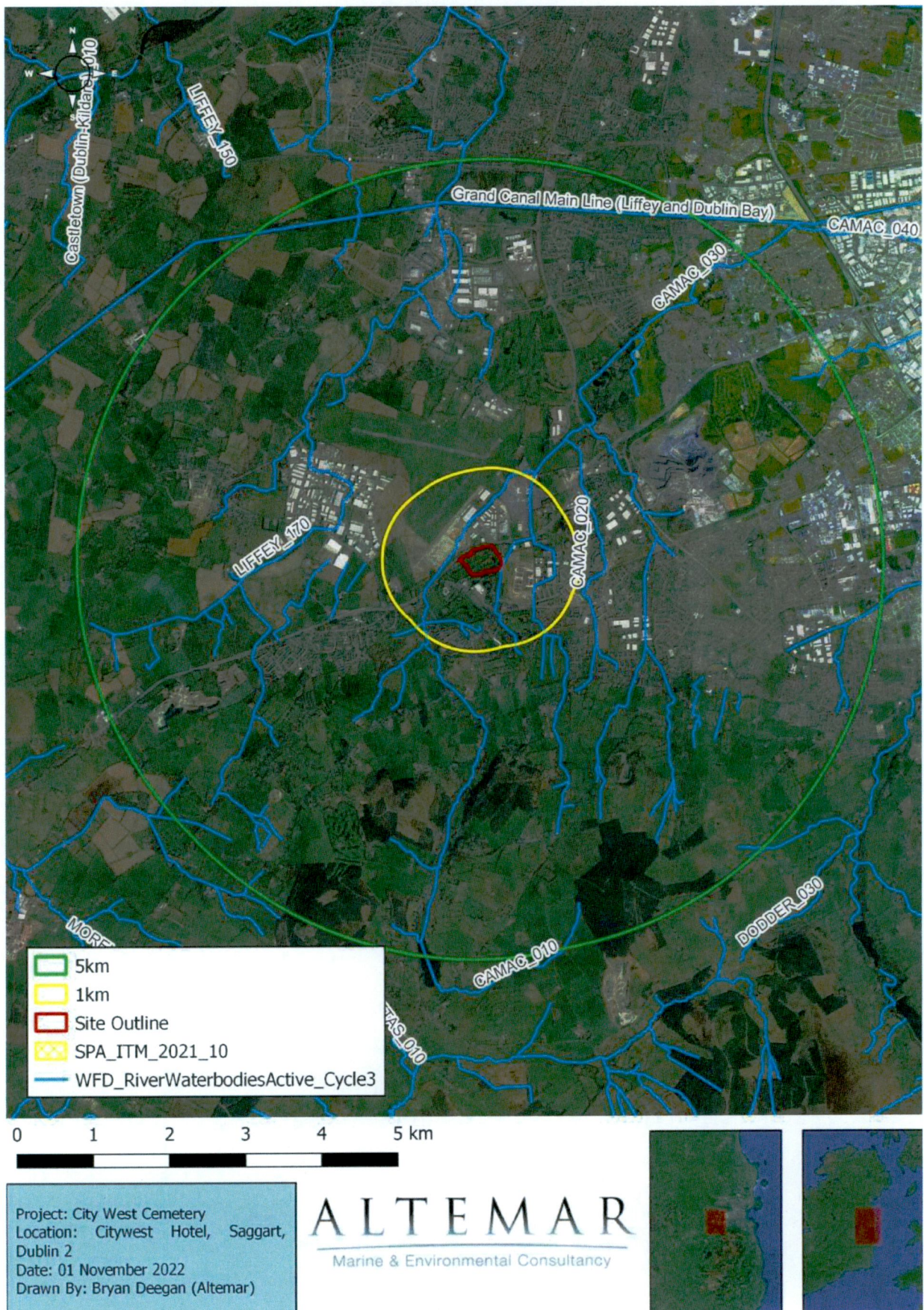


Figure 12. Waterbodies and SPAs proximate to the proposed development

In-Combination Effects

There are several development proposals located in the areas surrounding the subject site that have been granted permission. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. Approved planning applications proximate to the subject site

Planning Ref.	Address	Proposal
SD21A/0022	Unit 2024, Bianconi Avenue, Citywest, Dublin 24	Partial change of use from warehouse/storage to office use on ground and first floor level consisting of offices, canteen and toilet facilities, internal staircases, and associated facilities; 1 dock leveller located on the south west elevation to existing loading bay; new external windows & doors for office spaces to the existing south east south west and north west elevations with formation of entrance to office space to existing south east elevation; new carparking/hardstanding to provide 27 car parking spaces inclusive of 2 disabled spaces; external ramped/stepped to approach to office entrance to south west elevation; alterations to existing perimeters gabion walls to the south west of existing site and realignment of kerbing and shrub line to south west elevation; car parking external LED lighting provided by way of lamp standards to car park; alterations to existing surface water drainage and associated site works.
SD22A/0269	Unit E, In the Townland of Collegeland, Baldonnell Business Park, Dublin 22	Signage for Unit E including the provision of 1 halo illuminated sign to the north eastern elevation; and all associated works. (Development site at Unit E in the townland of Collegeland, Baldonnell Business Park, Dublin 22; the site is under construction and located between Casement Aerodrome and the N7 national route)
SD21A/0230	Townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22	Construction 2 logistics/warehouse units (Unit F and Unit G amounting to 15,168sq.m GIA in total) south west of Mountpark Baldonnell Phase 1 and west of the older original Business Park; Unit F will comprise a GIA 6,463sq.m (including 568sq.m of ancillary office space), 65 car parking spaces and 20 bicycle spaces; Unit G will comprise a GIA 8,705sq.m (including 608sq.m of ancillary office space) 87 car parking spaces and 28 bicycle spaces; flood mitigation measures as permitted under SD20A/0215 and SD20A/0319 will service the development and are under construction; access to the site will be from the existing Phase 1 development (referenced below) located on Clonlara Road; totem wayfinding signage; all ancillary landscaping, PV panels; internal roads, associated infrastructure and buildings and site development works to support the development at the townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22; the site is primarily greenfield and located between Casement Aerodrome and the N7 national route; the proposal will form part of the second phase of development to that permitted under SD20A/0215, SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 SD19A/0048 and SD20A/0319; an Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application.
SHD3ABP-300555-18	Site bounded by Fortunestown Lane, Garters Lane and Bianconi Avenue, Saggart, Co. Dublin	A residential development comprising: 526 residential units and all associated site and development works as follows: - 274 3-bed 2 storey terraced units, 185 4-bed 2 and 3 storey terraced and end of terrace units, 67 2-bed apartment/duplex units (37 2-storey, 2 bed terraced duplexes, 18 1-storey 2 bed terraced apartments and 12 1 storey 2 bed end of terrace apartments). The development also provides for a district park (4.58 ha) and a neighbourhood park (0.71 ha) in

Planning Ref.	Address	Proposal
		accordance with the Fortunestown Local Area Plan 2012. Permission is also sought for 789 car parking spaces, bin storage areas, ESB substations and all associated site development and infrastructural works. Vehicular access to serve the proposed development will be provided via two new access points off Garter Lane and via a new signalised junction at the southeastern corner of the site to replace the existing roundabout off Fortunestown Lane. Provision is made for a future access to Bianconi Avenue. In addition, an interim local square is proposed within the subject site providing a direct pedestrian link from the proposed development to the Saggart Luas stop. Two direct pedestrian links are proposed between the subject site and the adjoining school sites permitted under Reg Ref No SD16A/0255 providing a direct link between the school and the proposed district park and a direct link from the west of the school site to the proposed residential development. Lands identified for future development are located along the southern boundary of the current application site adjacent to Fortunestown Lane/Saggart Luas Stop. These areas will be subject of a future planning application (Phase 2) and will include the final design and layout of the local square.
SD16A/0441	Westpark, Garters Lane, Saggart, Co. Dublin	Change of use of 80 short term tourist accommodation units (34 1 bed, 46 2 bed units) and the ground floor of the 'reception' block (formerly a hotel reception, dining room and kitchen) to provide for 84 residential apartment units to comprise 34 1 bed, 44 2 bed and 6 3 bed apartments; the provision of balconies/terraces and new openings for windows/doors to all apartment units; the provision of children's play areas, bin stores and 84 bicycle parking spaces. All associated site development, building improvements, landscaping and boundary treatment works above and below ground.
SD21A/0240	Units 2007 and 2008, Orchard Avenue, Citywest Business Campus, Dublin 24	Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also.
SD21A/0162	Brownsbarn, Citywest Campus, Dublin 24.	Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from

Planning Ref.	Address	Proposal
		the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261).

No projects are proposed or currently under construction that could potentially cause in combination effects on Natura 2000 sites. There is no direct pathway to Natura 2000 sites. Given this, 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 Natura 2000 sites will be seen as a result of the proposed development alone or combination with other projects.

No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.

Conclusions

The proposed redevelopment project is located in a developed environment 5.6 km from the nearest Natura 2000 site (Glenasmole Valley SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. There is no direct hydrological pathway from the proposed development site to a Natura 2000 site. There is an indirect pathway via Ringsend WwTP. Foul wastewater from the development will be processed in the Ringsend Treatment works via a public sewage network.

Another indirect pathway is via the proposed direction of stormwater into a watercourse located in close proximity to the site. This watercourse feeds into the Camac River. However, given that the proposed development is located greater than 15 km from any Natura 2000 sites that could be impacted by this pathway, any pollutants or silt will settle, be dispersed, or diluted. It is concluded that this development will not impact on the conservation objectives of qualifying interests of Natura 2000 sites.

No Natura 2000 sites are within the zone of influence of this development. Having taken into consideration 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 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 European 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.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for the proposed development of a proposed cemetery at the Citywest Hotel, Saggart, Dublin 24.
Name and Location of NATURA 2000 Sites Within 15km or with direct or indirect pathways.	Special Areas of Conservation Glenasmole Valley SAC Wicklow Mountains SAC Rye Water Valley/Cartron SAC Red Bog, Kildare SAC North Dublin Bay SAC South Dublin Bay SAC Special Protection Areas Wicklow Mountains SPA Poulaphouca Reservoir SPA South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA
Project Description	Proposed development of a cemetery
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
The assessment of significant effects	None
Describe how the project is likely to affect the NATURA 2000 site	No significant effects are likely
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No Natura 2000 sites are within the zone of influence of this development. There is no direct hydrological pathway to Natura 2000 sites. Having taken into consideration 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 dilution effect and treatment of effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	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.

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
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
3. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
4. 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;
5. 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;
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
7. The Status of EU Protected Habitats and Species in Ireland.
http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
9. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
10. NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
11. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
12. NPWS (2022) Conservation objectives for Poulaphouca Reservoir SPA [004063]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
13. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. 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.
15. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

