

gannon + associates

• 087 910 1600
• info@gannonandassociates.ie
• 6 Lower Kimmage Road, D6W
• gannonandassociates.ie

REPORT TO INFORM SCREENING FOR APPROPRIATE ASSESSMENT

for

**PROPOSED HOTEL DEVELOPMENT,
LIFFEY VALLEY,
DUBLIN 22**

On behalf of

Winmar Developments ULC.

NOVEMBER 2022

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1 INTRODUCTION

1.1 Overview

Gannon + Associates were commissioned by Winmar Developments ULC, the applicants, to produce an Appropriate Assessment Screening Report in regards to the proposed hotel development at Liffey Valley, Dublin 22.

The development broadly comprises the construction of a seven storey hotel at a site adjacent to the Liffey Valley Office Campus and Liffey Valley Shopping Centre.



FIGURE 1. PROPOSED DEVELOPMENT SITE.

This report contains information for the competent authority, in this case South Dublin County Council, to allow them to assess whether the proposed development (either individually or in combination with other plans or projects) will have adverse effects on the integrity of European sites. The integrity of a European Site is defined by the conservation objectives of the site and its structure and function.

1.2 Legislative Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (hereafter referred to as "The Habitats Directive") provides a legal protection to both habitats and species of European Community interest. Articles 3 to 9 of the Directive give the legislative means to provide this protection via the designation and conservation of an EU-wide network of sites. This network of sites is composed of Special Areas of Conservation (SACs), designated under the Habitats Directive, and Special Protection Areas (SPAs), designated under the Conservation of Wild Birds Directive 79/409/ECC (hereafter referred to as "The Birds Directive"), which together form the Natura 2000 network of protected sites.

Articles 6(3) and 6(4) of the Habitats Directive layout the decision-making process for any projects or plans likely to affect European sites. Article 6(3) states:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be

subject to appropriate assessment of its implications for the site, in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

1.3 Management of European Sites

The proposed project comprises a residential development and is not connected to, or necessary for, the management of any European site.

2 METHODOLOGY

2.1 Legislation and Guidance

The following guidance documents were consulted and followed in the completion of this report:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10;
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2001); and
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (European Commission, 2018).

2.2 Stage 1 Screening Methodology

The Appropriate Assessment Screening methodology utilised in this report follows the above guidance. This includes adherence to the following steps:

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

2.3 Stage 2 Appropriate Assessment Methodology

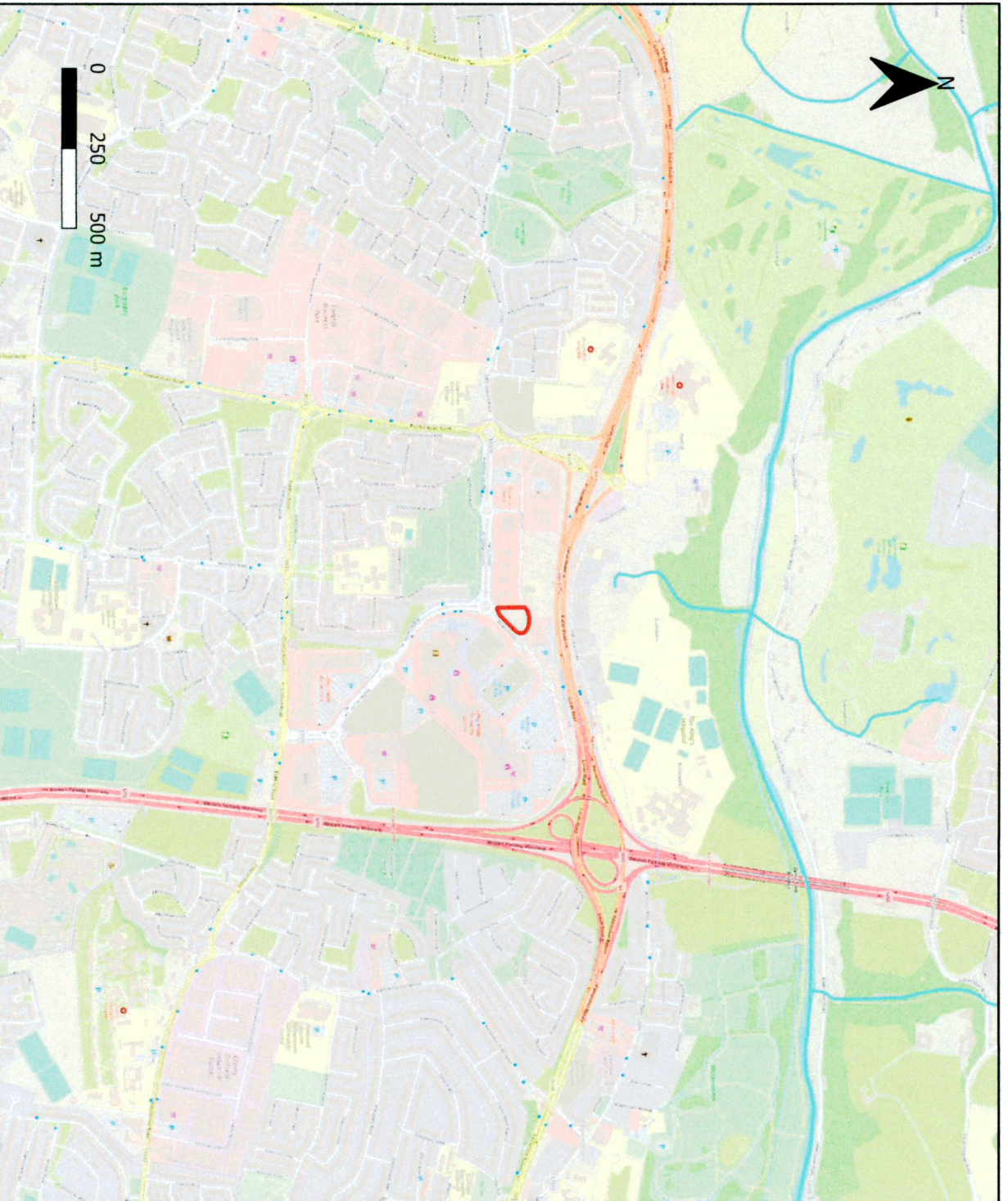
Stage 2 of the Appropriate Assessment process assesses the impact of the project or plan (either alone or in combination with other projects or plans) on the integrity of the relevant Natura 2000 sites, with respect to the conservation objectives of the sites and their ecological structure and function. This stage also considers specific mitigation measures which are proposed in order to avoid any adverse effects on the integrity of relevant European sites.




2.4 Desktop Study

A review of available relevant information was conducted in order to reach the conclusions outlined in this report. This review, completed in November 2022, relied on the following information sources:

- Information on European sites and their qualifying features and conservation objectives, available from the National Parks and Wildlife Service (NPWS) at www.npws.ie;
- Information on waterbodies, water quality data and catchment areas available from the Environmental Protection Agency (EPA) at www.epa.ie;
- Information on geology, soils and hydrogeology available from the Geological Society of Ireland (GSI) available at www.gsi.ie;

- Satellite imagery and mapping available from multiple sources including: Ordnance Survey Ireland (OSI), Google, Bing and Digital Globe;
- Information on the status of EU protected species and habitats in Ireland (NPWS 2019a & 2019b);
- Information on any relevant consented, in-progress or existing developments available from the respective County Council online resources;
- Information on the location, design and extent of the proposed development provided by the applicant and/or their agents.



<p>Legend</p> <ul style="list-style-type: none"> Site Boundary  EPA Rivers  	<p>Title</p> <p>Figure 2: Location of proposed development site.</p>
<p>Project</p> <p>Proposed hotel development at Forthill Road, Liffey Valley, Dublin 22</p>	<p>Client</p> <p>Winmar Developments LLC</p>
<p>Date: 23/11/2022 Scale: 1:15,000 Imagery: OpenStreetMaps</p> <p>Notes: Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.</p> 	



Legend

Site Boundary 

Title

Figure 3: Application site.

Project

Proposed hotel development at Forthill Road, Liffey Valley, Dublin 22

Client

Winmar Developments LLC



Date: 24/11/2022 Scale: 1:1,500
Imagery: Google Satellite

Notes:
Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries



3 CHARACTERISTICS OF THE PROJECT

3.1 Site Location

The proposed development site is located on Fonthill Road and comprises an area of amenity grassland within Liffey Valley. The site is bounded to the north and west by a 5-storey office building, to the south by the Liffey Valley Shopping Centre carpark and to the east by a roundabout.

The proposed development site is wholly located outside of any European sites and there are no European sites within the immediate surrounding area. The closest European site to the proposed development is the Rye Water Valley SAC, situated over 6km to the west. All other European sites are greater than 10km distant from the proposed development site.

3.2 Baseline Environment

The proposed development site comprises an areas of amenity grassland within an office campus adjacent to Liffey Valley Shopping Centre. There is a slight berm around the perimeter of the site adjacent to the existing footpaths.



FIGURE 4. AMENITY GRASSLAND WITHIN PROPOSED DEVELOPMENT SITE.

The habitats within the proposed development site (comprising amenity grassland within and industrial estate) do not conform to habitats listed in Annex II of the Habitats Directive, nor are they capable of supporting qualifying interest (QI) or special conservation interest (SCI) species from any European sites on an *ex-situ* basis. The qualifying faunal species of nearby European sites cumulatively comprise overwintering waterbird and breeding seabirds.

Some of the designated overwintering waterbird species (namely brent geese, curlew, oystercatcher, golden plover, lapwing, black-tailed godwit, redshank and black-headed gull) can utilise terrestrial habitats to varying degrees for foraging at times during the winter (NPWS, 2014). These utilised terrestrial habitats comprise managed amenity grassland, grazed agricultural grassland and arable lands (NPWS, 2014). While the proposed development site comprises amenity grassland, it is not suitable foraging habitat for

these species and is not a recorded *ex-situ* terrestrial foraging site (Enviroguide, 2022). There is no potential for *ex-situ* effects arising from the proposed development.

There are no surface water bodies present within the proposed development site, nor within the wider surrounding area. The closest waterbody to the proposed development is the Quarryvale Stream (EPA Code: 09Q02), situated approximately 280m to the north. The intervening area comprises roads, areas of grassland, the N4 and numerous residential developments. There is no potential of any potential pollutants to directly enter any watercourse, and therefore any European site. During the operational phase foul waters will be directed to the existing sewer network, and surface waters on the site will be directed towards on-site attenuation storage before connecting to existing surface water network north of the site. There is no hydrological connectivity between the proposed development and any European sites.

3.3 Description of Proposed Development

The proposed development consists of the construction of a 6-7 storey hotel over two levels of basement, on a 5,640 sq.m. (1.4 acre) site in Liffey Valley, known as Site D, Liffey Valley, Dublin 22. The applicant is Winmar Developments UPC.

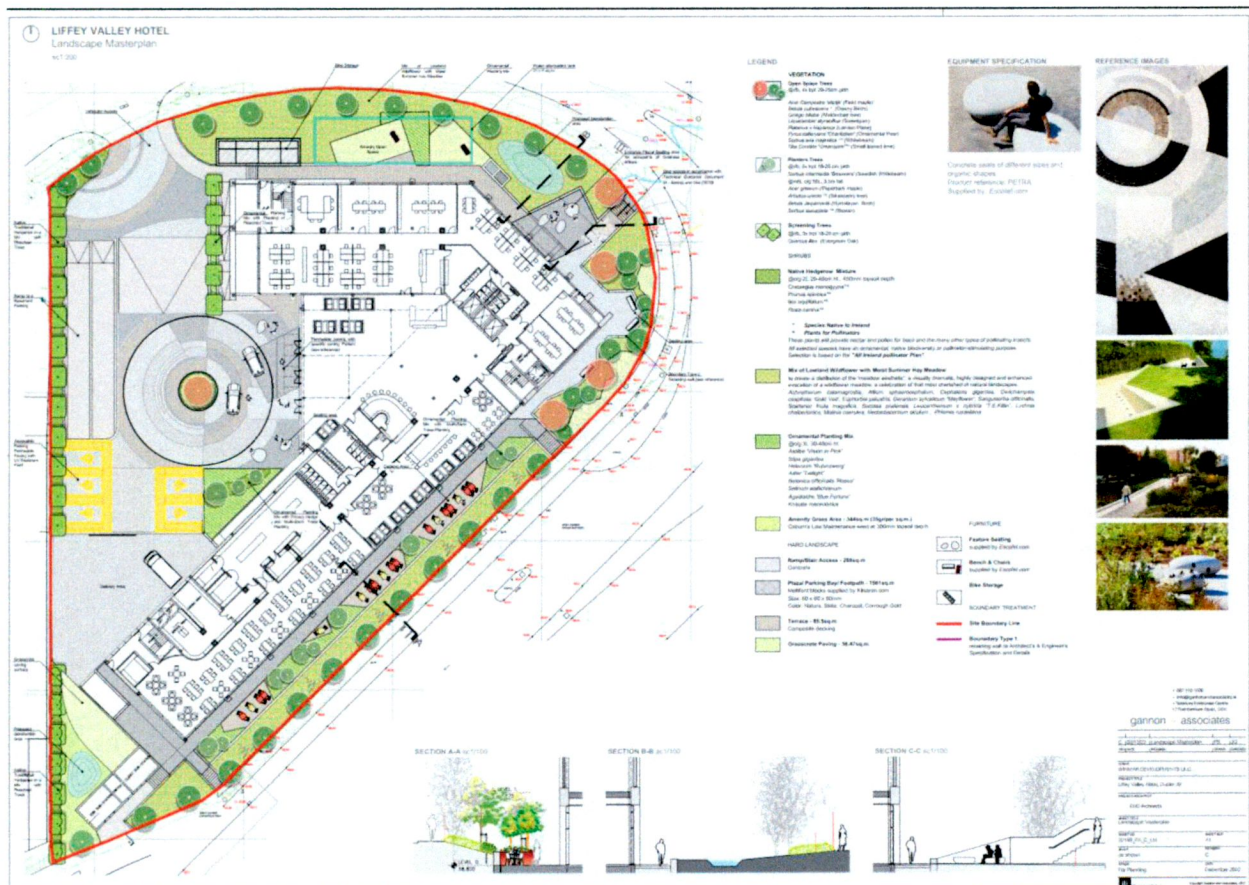
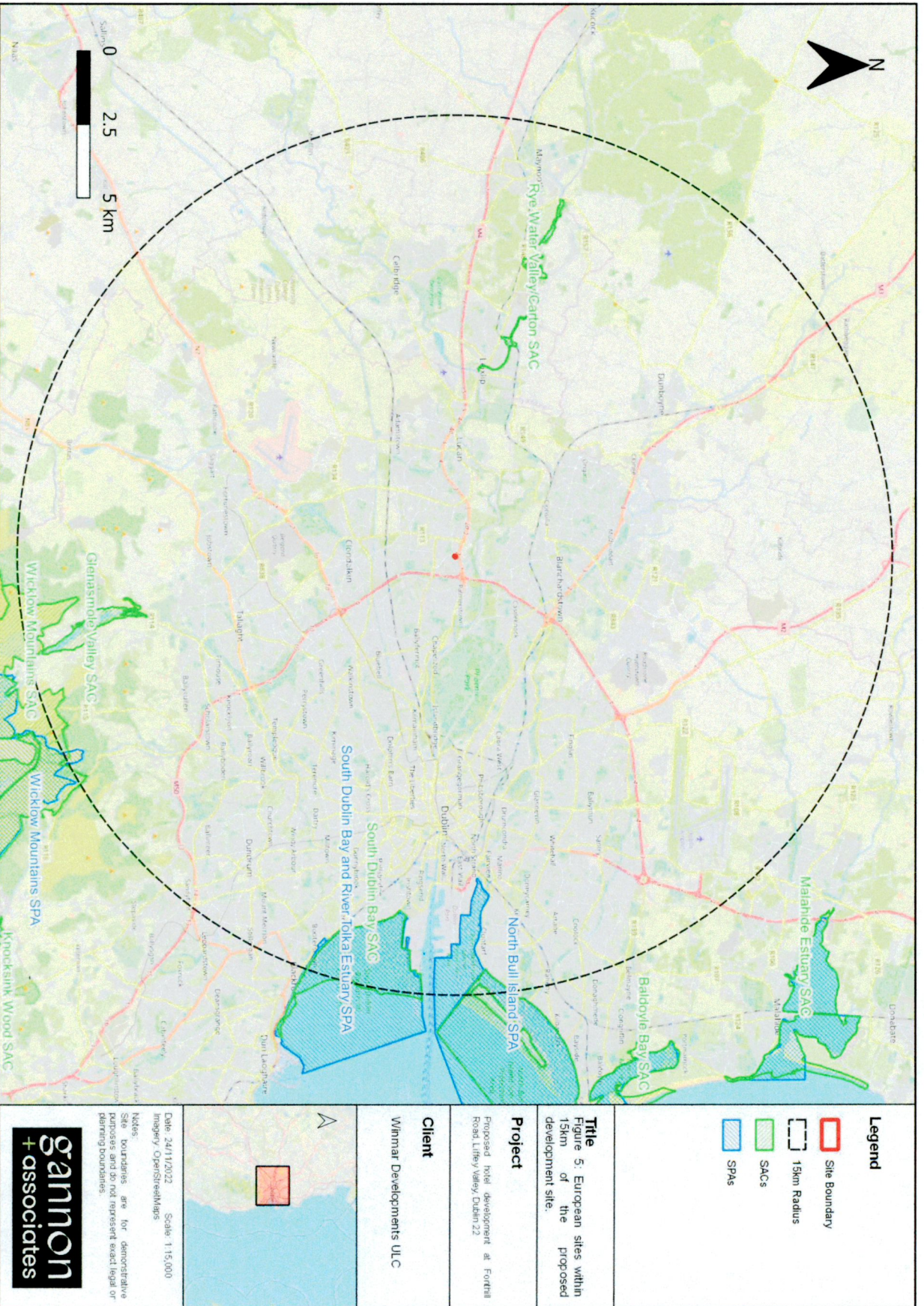


FIGURE 5. DRAWING OF PROPOSED DEVELOPMENT



Legend

- Site Boundary
- 15km Radius
- SACs
- SPAs

Title
Figure 5: European sites within 15km of the proposed development site.

Project
Proposed hotel development at Forthill Road, Liffey Valley, Dublin 22

Client
Winmar Developments LLC

Date: 24/11/2022 Scale: 1:15,000
Imagery: OpenStreetMaps

Notes:
Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.



4 EUROPEAN SITES

4.1 Source-Pathway-Receptor Assessment

In order to identify any connectivity between the proposed development and European sites, and to identify any potential effects on European sites as a result of the proposed development, a source-pathway-receptor approach has been applied.

In order for there to be a potential effect on a European site from the proposed development, there must be connectivity via an identified source (e.g. noise emissions or surface water run-off), a receptor (e.g. a qualifying interest or special conservation interest of a European site) and a pathway between the source and the receptor (e.g. a watercourse). As a starting point, and adopting the precautionary principle, all European sites within a 15km distance of the proposed development have been included for source-pathway-receptor assessment. Following this, if necessary, further European sites outside of this 15km area are assessed where connectivity may exist.

Where source-pathway-receptor connectivity is identified between the proposed development and a European site, the potential effect is then further assessed for its significance.

TABLE 1. EUROPEAN SITES WITHIN 15KM OF THE PROPOSED DEVELOPMENT, OR WHERE A SOURCE-PATHWAY-RECEPTOR LINK EXISTS.

Site Name and Code	Approx. Dist. to Site	Qualifying Features ^a	Source-Pathway-Receptor Assessment
Special Areas of Conservation (SAC)			
Rye Water Valley/Cartron SAC [001398]	6.3km	[7220] Petrifying Springs* [1014] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1016] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>)	The SAC is located approximately 6.3km west of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m ^b , as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation. The SAC is located upstream of, and within a different surface water catchment area, to the proposed development. There is no functional hydrological connectivity to the SAC. There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.
Glensamole Valley SAC [001209]	10.7km	[6210] Orchid-rich Calcareous Grassland* [6410] Molinia Meadows [7220] Petrifying Springs*	The SAC is located approximately 10.7km south of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects

^a * = priority; numbers in brackets are Natura 2000 codes.

^b The Institute of Air Quality Management 'Guidance on the Assessment of dust from demolition and construction' (IAQM, 2014) prescribes potential dust emission risk classes to ecological receptors. The guidelines specify that, for highly sensitive ecological receptors, sensitivity to dust is 'High' up to 20m from the source, 'Medium' up to 50m from the source and reduces to 'Low' at distances over 50m from the source.

			<p>as a result of the proposed development during either construction or operation.</p> <p>The SAC is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
South Dublin Bay SAC [000206]	12.2km	<p>[1140] Tidal Mudflats and Sandflats [1210] Annual Vegetation of Drift Lines [1310] <i>Salicornia</i> Mud [1330] Atlantic Salt Meadows [1410] Mediterranean Salt Meadows [2110] Embryonic Shifting Dunes [2120] Marram Dunes (White Dunes) [2130] Fixed Dunes (Grey Dunes)* [2190] Humid Dune Slacks [1395] Petalwort (<i>Petalophyllum ralfsii</i>)</p>	<p>The SAC is located approximately 12.2km east of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>There are no surface water bodies present within the proposed development site, nor within the wider surrounding area. The closest waterbody to the proposed development is the Quarryvale Stream, situated approximately 280m to the north. The intervening area comprises roads, areas of grassland, the N4 and numerous residential developments. There is no potential of any potential pollutants to directly enter this watercourse, and therefore the SAC. During the operational phase foul waters will be directed to the existing sewer network, and surface waters on the site will be directed towards on-site attenuation storage before connecting to existing surface water network north of the site. There is no hydrological connectivity between the proposed development and the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
Wicklow Mountains SAC [002122]	13.0km	<p>[3110] Oligotrophic Waters containing very few minerals [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [6230] Species-rich Nardus Grassland* [7130] Blanket Bogs (Active)* [8110] Siliceous Scree [8210] Calcareous Rocky Slopes [8220] Siliceous Rocky Slopes [91A0] Old Oak Woodlands [1355] Otter (<i>Lutra lutra</i>)</p>	<p>The SAC is located approximately 13.0km south of the proposed development site at its closest point. This is beyond any zone of sensitivity for dust-related effects on habitats and species within the SAC (i.e. 50m, as outlined in IAQM (2014) and 150m for otter as outlined in NRA (2009)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The SAC is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
North Dublin Bay SAC [000206]	14.2m	<p>[1140] Tidal Mudflats and Sandflats [1210] Annual Vegetation of Drift Lines [1310] <i>Salicornia</i> Mud [1330] Atlantic Salt Meadows [1410] Mediterranean Salt Meadows [2110] Embryonic Shifting Dunes [2120] Marram Dunes (White Dunes) [2130] Fixed Dunes (Grey Dunes)* [2190] Humid Dune Slacks [1395] Petalwort (<i>Petalophyllum ralfsii</i>)</p>	<p>The SAC is located approximately 14.2km east of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for dust-related effects on habitats within the SAC (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>There are no surface water bodies present within the proposed development site, nor within the wider surrounding area. The closest waterbody to the proposed</p>

			<p>development is the Quarryvale Stream, situated approximately 280m to the north. The intervening area comprises roads, areas of grassland, the N4 and numerous residential developments. There is no potential of any potential pollutants to directly enter this water-course, and therefore the SAC. During the operational phase foul waters will be directed to the existing sewer network, and surface waters on the site will be directed towards on-site attenuation storage before connecting to existing surface water network north of the site. There is no hydrological connectivity between the proposed development and the SAC.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SAC. There is no potential for impact.</p>
Special Protection Areas (SPA)			
North Bull Island SPA [004006]	11.0km	<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>The SPA is located approximately 11.0km east of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for noise or dust-related effects on habitats or SCI species within the SPA (e.g. IAQM (2014) & IECS (2013)^c respectively), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>There are no surface water bodies present within the proposed development site, nor within the wider surrounding area. The closest waterbody to the proposed development is the Quarryvale Stream, situated approximately 280m to the north. The intervening area comprises roads, areas of grassland, the N4 and numerous residential developments. There is no potential of any potential pollutants to directly enter this water-course, and therefore the SPA. During the operational phase foul waters will be directed to the existing sewer network, and surface waters on the site will be directed towards on-site attenuation storage before connecting to existing surface water network north of the site. There is no hydrological connectivity between the proposed development and the SPA.</p> <p>The SPA is designated for 17 overwintering waterbird species. Some of these overwintering species are capable of utilising terrestrial habitats outside the SPA for foraging during the winter (NPWS, 2014). The proposed development site is not suitable foraging habitat for these species and is not a recorded <i>ex-situ</i> terrestrial foraging site (Enviroguide, 2022). As such, there is no connectivity between the proposed development and any SCI species of the SPA.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SPA. There is no potential for impact.</p>
South Dublin Bay and River	12.3km	<p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p>	<p>The SPA is located approximately 12.3km east of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for noise or</p>

^c The Waterbird Disturbance and Mitigation Toolkit, produced by the Institute of Estuarine & Coastal Studies (IECS), University of Hull, provides information on disturbance effects to a range of waterbirds (such as those listed as SCI species of this SPA) from construction works at coastal sites. The distance from a receptor for which there is a potential for disturbance impacts from noise for standard large-scale construction sites is approximately 40m (assuming noise at source of 100dB). The proposed development is situated significantly beyond distance from both the SPA and any suitable *ex-situ* habitats.

<p>Tolka Estuary SPA [004024]</p>		<p>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>	<p>dust-related effects on habitats or SCI species within the SPA (e.g. IAQM (2014) & IECS (2013) respectively), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>There are no surface water bodies present within the proposed development site, nor within the wider surrounding area. The closest waterbody to the proposed development is the Quarryvale Stream, situated approximately 280m to the north. The intervening area comprises roads, areas of grassland, the N4 and numerous residential developments. There is no potential of any potential pollutants to directly enter this watercourse, and therefore the SPA. During the operational phase foul waters will be directed to the existing sewer network, and surface waters on the site will be directed towards on-site attenuation storage before connecting to existing surface water network north of the site. There is no hydrological connectivity between the proposed development and the SPA.</p> <p>The SPA is designated for 10 overwintering waterbird species and three breeding tern species. Some of these overwintering species are capable of utilising terrestrial habitats outside the SPA for foraging during the winter (NPWS, 2014). The proposed development site is not suitable foraging habitat for these species and is not a recorded <i>ex-situ</i> terrestrial foraging site (Enviroguide, 2022). As such, there is no connectivity between the proposed development and any SCI species of the SPA.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SPA. There is no potential for impact.</p>
<p>Wicklow Mountains SPA [004040]</p>	<p>14.3km</p>	<p>Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p>	<p>The SPA is located approximately 14.3km south of the proposed development site at its closest point. This is significantly beyond any zone of sensitivity for noise or dust-related effects on habitats or SCI species within the SPA (i.e. 50m, as outlined in IAQM (2014)), and there is no potential for such effects as a result of the proposed development during either construction or operation.</p> <p>The SPA is designated for breeding merlin and peregrine falcon. These species nest in upland blanket bog and rock faces/ledges respectively. The proposed development comprises an area of amenity grassland in an industrial estate. There is no suitable breeding habitat for these species within the proposed development site. As such, there is no connectivity between the proposed development and the SCI species of the SPA.</p> <p>The SPA is located within a different surface water catchment area to the proposed development. There is no functional hydrological connectivity to the SPA.</p> <p>There is no source-pathway-receptor connectivity between the proposed development and the SPA. There is no potential for impact.</p>

4.2 Summary

There is no source-pathway-receptor connectivity between the proposed development and any European sites.

5 PLANS AND PROJECTS WHICH COULD ACT IN-COMBINATION

As there is no connectivity between the proposed development and any European site, there is no potential for any in-combination effects with any other plans or projects.

6 ASSESSMENT OF SIGNIFICANCE

There is no connectivity between the proposed development and any European sites. There are no likely effects on European sites identified from the proposed development and, as such, there is no potential for significant effects.

7 CONCLUDING STATEMENT

In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed development and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the authors of this report that, on the basis of objective information, the possibility may be excluded that the proposed development will have a significant effect on any European sites.

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