



An
Bord
Pleanála

Inspector's Report ABP-318193-23

Development	Access road and junction
Location	Great Connell, Newbridge, Co. Kildare.
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	23801
Applicant(s)	Ballyfarm Ltd.
Type of Application	Permission.
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Ballyfarm Ltd.
Observer(s)	None.
Date of Site Inspection	09/09/2024
Inspector	Alan Di Lucia

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1.0 Site Location and Description

- 1.1. The appeal site comprises a greenfield site located on the eastern side of the Newbridge urban area approximately 1.8km from the town centre. The land is currently used for agricultural purposes. The location is adjacent to the IDA Newbridge Business and Technology Park an established and developing industrial / employment area.
- 1.2. The appeal site is serviced by the Newbridge Southern Outer Orbital Relief Route [NSOOR]. The site has a flat topography throughout. The Pinkeen stream runs along the southwestern boundary of the site.

2.0 Proposed Development

- 2.1. The proposed development is for the construction of a New standard priority T junction onto the Newbridge South Outer Orbital Road {NSOOR} including a new ghost right turn onto the NSOOR and a c.250-metre-long section of access road to service zoned employment lands. The proposed road and junction will accommodate the following:
 - A single carriageway road with dedicated off-road cycleways and footpaths in both directions.
 - A carriageway width of 9m with 2. no. 1.75m wide cycleways and 2 no. 2m pedestrian pathways.
 - A 2.25m grass verge and 2 no. 2m offsets to the fence line
 - Surface water infrastructure and all associated development and works.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The Planning Authority issued a notification of the decision to refuse planning permission for the following reason:

The proposal is considered premature pending the determination by the Planning Authority of an appropriate road layout and layout of lands in the vicinity of the

subject site which will be determined by the review of the Newbridge Local Area Plan and associated Area Based Transport Assessment and the adoption of a new Local Area Plan for Newbridge. Therefore, the proposed development is contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planner's Report had regard to the following planning issues. (Note: No Further Information was requested by the Planning Authority.)

Principle of the Development

- The planners report notes that the proposed development will facilitate access to agricultural zoned lands to the southeast of the site. It notes that the review of the Newbridge Local area Plan 2013-2019 is imminent, and considers that a holistic approach to the zoning of the lands in the area is vital and that the proposal is premature pending the review of the Newbridge Local Area Plan and associated Area Based Transportation Assessment, and could prejudice the most appropriate layout for the future development of the lands in the vicinity of the site.
- The proposal should be in accordance with the principle of the "Design Manual for Urban Roads and Streets DMURS 2019".
- Surface water is managed via a retention pond with outflow to the Pinkeen Stream, A 10m riparian strip is also proposed along the pinkeen Stream. The proposal is not connecting to the existing surface water system at this location.

3.2.2. Other Technical Reports

Municipal District Engineer

- No Objections subject to standard conditions

Water Services

- Requests further information regarding the submission of a revised SuDS Strategy for the proposal; A revised drainage design to include the proposed culvert

over the Pinkeen watercourse; Submission of OPW Section 50 consent for new culvert; revised flood risk assessment to consider the proposed culvert.

Roads, Transport and Public Safety Department

- Request further information relation ensuring that the proposal complies with principles of DMURS .

Environment Section

- No objections subject to conditions relating to Construction and Demolition waste, Noise and Surface Water Management.

Chief Fire Office

- No Objection to proposal

3.3. Prescribed Bodies

Irish Water

- A Certificate of Feasibility and Statement of Design Approval required, and proposal shall not affect the water services provision for adjoining development.

Transport Infrastructure Ireland

- No observations to make.

Development Applications Unit (Department of Housing Local Government and Heritage)

- Conditions regarding pre-development testing for Archaeology

3.4. Third Party Observations

None

4.0 Planning History

4.1. On Appeal Site

No Planning History

4.2. In the Vicinity of Appeal Site

ABP Ref. 316491-23 (PA Ref. 22/1291) (Northeast of subject site)

Permission granted for a purpose-built brewery.

Granted on appeal by An Bord Pleanála

5.0 Policy Context

5.1. Development Plan

5.1.1. Kildare County Development Plan 2023-2029 [KCDP] is the relevant statutory development plan for the area.

5.1.2. Section 2.13.1 of the KCDP outlines:

- The vision for the creation of the Nass to Newbridge Strategic Economic and Employment Zone [SEEZ]. The Newbridge to Naas corridor is seen as a strategic Economic Corridor in the centre of the County linked by the Regional Road R445. The Newbridge to Naas corridor is seen as a Strategic Economic Zone in the centre of the County. It comprises the Tougher Industrial Estate in Naas and the industrial and business park zone to the north of Newbridge.
- References that the IDA has acquired a strategic bank of land in the SEEZ which will over time see the Tougher area linked back into Newbridge.
- Highlights that a critical element of this SEEZ during the lifetime of the current KCDP is the avoidance of haphazard industrial units, sporadically located either end of the corridor or either side of the R445. The immediate focus is to concentrate on the Newbridge end of the corridor which will be developed further as part of the preparation of the Newbridge Local Area Plan. Development of the area will be underpinned by an Urban Design Framework identifying key landscape and heritage features to be retained, indicative areas for strategic and sustainable drainage systems, key road linkages and circulation routes and indicative urban design treatments.

5.2. **Newbridge Local Area Plan 2013-2019 (as extended to 22nd December 2021 [NLAP]**

The Newbridge Local Area Plan 2013-2019 (as extended to 22nd December 2021) (LAP) identifies the site as being zoned 'H – Industrial and Warehousing'. The LAP states that the purpose of this zoning is to provide for industrial and warehousing uses.

The proposed development is to provide access to lands currently zoned 'I – Agriculture.' The LAP states that the purpose of this zoning is to retain and protect agricultural uses.

5.3. **Newbridge Local Area Plan 2025-2031**

The pre-draft consultation for the Newbridge Local Area Plan 2025-2031 commenced in November 2023.

5.4. **Natural Heritage Designations**

No designated European Sites apply directly to, or adjoin, the subject lands. The nearest European Site is Mouds Bog (Site Code: 002331), which is 2.5km to the northeast. The distance and direction from the nearest European sites to the appeal site, including Special Areas of Conservation (SAC) and Special Protected Areas (SPAs), are listed below:

Site Code	Site Name	Distance (Approx.)
002331	Mouds Bog SAC	2.5km
000396	Pollards Fen SAC	3.9km

5.5. **EIA Screening**

I have carried out a Pre-Screening and Preliminary Examination (See Form 1 & 2 appended to this report).

It concluded that the proposed development is of a class under Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, namely Class 10. Infrastructure projects, (dd) All Private Roads which would exceed 2000m in length. However, the proposed development comprises a private road of 250metres

significantly below the 2000 metre threshold limit. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for Environmental Impact Assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- The decision to refuse was based on the perception that the proposal served agricultural lands and did not adequately assess the road's purpose. However, the primary purpose of the proposed junction and access road is to facilitate access to lands zoned for employment use since 2013. Refusing the proposal on prematurity grounds is in effect sterilising employment zoned land.
- The proposed road infrastructure expedites employment uses consistent with zoning objectives and the delivery of the Naas – Newbridge SEEZ as outlined in the KCDP. It also provides access to adjoining agricultural lands, preventing them from becoming landlocked. It is reasonable to assume that these lands will likely be considered for employment uses in future LAP reviews.
- The internal distributor road has been designed with the capacity to serve lands to the south which do not benefit from appropriate road frontage, in the event that those lands were zoned in future statutory land use plans.
- The proposed development facilitates the release of existing employment generating zoned lands in a manner that protects future access to strategic adjoining lands, is consistent with best practise and the proper planning and sustainable development.
- If considered premature pending the adoption of the LAP, that the Board could condition that the permitted development omits the final 150m of the road, thereby facilitating access only to the existing zoned employment lands.

- A review of existing developments concluded that the proposed access is optimal for servicing the employment-zoned landbank and meets all relevant standards without causing traffic hazards.
- There are permitted developments on adjoining sites that do not provide through access to Objective H zoned lands. The Roads and Transportation Section did not recommend refusal. The NLAP review, due since 2019, has not commenced, making it unreasonable to refuse access to lands zoned since 2013 on the basis of prematurity.

6.2. **Planning Authority Response**

The Planning Authority confirms its decision and asks that the Board refer to the planning reports, internal departmental reports and prescribed bodies reports in relation to the assessment of this planning application.

6.3. **Observations**

None

7.0 **Assessment**

7.1. Having examined the application details and all documentation on file, including the submission and observation received in relation to the appeal, and inspected the site and having regard to local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Intended Purpose of Access Road.
- Likelihood of Agricultural Zoned lands Zoned for Industrial Employment.
- Modified Development Proposal.
- Other Matters

7.2. Intended Purpose of Access Road.

7.2.1. The proposed development is designed as a distributor road to provide access to existing lands to the northeast of the site, currently zoned for 'Industrial and Warehousing,' and to provide future access to lands to the south, currently zoned 'Agriculture.' All lands are located within the boundary of the current NLAP.

7.2.2. Following a site inspection, I note that:

- The undeveloped lands to the northeast of the proposed development are the remaining undeveloped lands zoned for 'Industrial/Warehousing' at this location and are in the ownership of the applicant.
- The adjoining lands to the northeast of the applicant's lands are currently being developed as a brewery.
- The lands to the southwest of the site, include the Pinkeen Stream but also include the Surface Water Drainage System for the area.
- There is sufficient existing roadside frontage along the boundary of these undeveloped lands zoned for 'Industrial / Warehousing' to provide adequate access to these lands.
- The lands to the southeast are undeveloped 'Agricultural' zoned lands.

Based on my observations on site and the drawings submitted I am of the opinion that the intended purpose of the proposed distributor road is to provide access to lands zoned currently for 'Industrial / Warehousing' and 'Agricultural' uses. However, if the lands currently zoned Agricultural are not rezoned for the purposes of providing employment uses at this location, I consider that a revised access design would provide for a more efficient use of the lands in question as more land would be available to maximise the development potential of these lands. Therefore, I conclude that, whilst the intended purpose is to provide access to both landbanks, the proposed distributor road is designed on the assumption that the land zoned 'Agricultural' will be rezoned appropriately.

7.3. Likelihood of Rezoning of Agricultural Land for Employment Purposes.

7.3.1. Section 2.13.1 of the KCDP outlines the strategic vision for the Newbridge to Naas SEEZ, which will provide for an economic corridor linking the Newbridge Industrial

Zone to the Tougher Industrial Estate, approximately 2 km apart. Following a site inspection, I note that there is a significant undeveloped / unzoned landbank separating these two industrial zones.

- 7.3.2. The immediate focus for the development of this corridor is to concentrate on the Newbridge end which will be developed further as part of the new Newbridge Local Area Plan and underpinned by an Urban Design Framework, with the avoidance of haphazard industrial units located at either end of this corridor.
- 7.3.3. Based on the provisions of Section 2.13.1 of the KDCP in relation to the development of the SEEZ and following a site inspection, I am of the opinion that the focus for the further development of Industrial / Employment uses within the new Newbridge LAP is likely to concentrate on establishing this SEEZ by zoning the undeveloped /unzoned landbank separating the two industrial estates.
- 7.3.4. Therefore, I consider that, based on the above, there is a level of uncertainty regarding the rezoning of the agricultural lands to the south of the proposed distributor road, as these lands are not along the SEEZ corridor. The zoning of these lands will depend on the quantum of lands required for Industrial/Employment uses within the new Newbridge LAP, which has not yet been established.
- 7.3.5. Therefore, I conclude that the development of a distributor road to provide access to lands that may or may not be zoned for employment uses to be premature pending the determination of the Planning Authority of the layout of the lands in the vicinity of the site by the adoption of the new Local Area Plan for Newbridge.

7.4. Modified Development Proposal

- 7.4.1. The applicant's submission requests that in the event that the Board considers the proposed development premature based on the determination of the lands subject to the adoption of the Newbridge LAP, that the Board could condition that the permitted development omits the final 150m of the road, thereby facilitating access only to currently zoned employment land.
- 7.4.2. I am not satisfied that by omitting the last 150m of the proposed road would provide the most optimum development of the remaining lands zoned for employment purposes. The proposed road is designed as a distributor road and, as the lands in question have sufficient existing roadside frontage, a more optimum proposal could

be developed to maximize the use of the lands in question, in the event that the planning authority do not rezone these lands.

7.5. Other Matters

- 7.5.1. I note the reports on the planning file from both the Environment Section and Road Design Section, regarding surface water drainage and compliance with DMURS guidelines. I consider that, in the event that the Board may consider a grant of planning permission, that these issues can be addressed by appropriately worded conditions.

8.0 AA Screening

- 8.1. The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. Having carried out Screening for Appropriate Assessment of the project, it has been concluded that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Site Mouds Bog Kildare SAC, or any other European site, in view of the site's Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

9.0 Recommendation

Having considered the contents of the application, the provisions of both the Kildare County Development Plan 2023-2029 and Newbridge Local Area Plan 2013-2019 (as extended to 22nd December 2021, the grounds of appeal, my site inspection, and my assessment of the planning issues. I recommend that planning permission be refused for the reasons and considerations set out below.

10.0 Reasons and Considerations

Having regard to the nature and intended purpose of the proposed development, it is considered that the construction of a distributor road at this location would be premature by reference to the order of priority for development pending the adoption of a local area plan for the area in accordance with the development plan and premature pending the determination by the Planning authority or the road authority

of a road layout for the area. Therefore, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Alan Di Lucia

Senior Planning Inspector

October 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-318193-23		
Proposed Development Summary	The proposed development is for the construction of a New standard priority T junction onto the Newbridge South Outer Orbital Road {NSOOR} including a new ghost right turn onto the NSOOR and a c.250-metre-long section of access road		
Development Address	Great Connell, Newbridge, Co. Kildare		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	✓
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			EIA Mandatory EIAR required
No	✓	Class.....10 (dd) All Private Roads which would exceed 2000m in length.	Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No		N/A	No EIAR or Preliminary Examination required
Yes	✓	Class.....10 (dd) All Private Roads which would exceed 2000m in length.	Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	✓	Preliminary Examination required
Yes		Screening Determination required

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-318193-23	
Proposed Development Summary	The proposed development is for the construction of a New standard priority T junction onto the Newbridge South Outer Orbital Road {NSOOR} including a new ghost right turn onto the NSOOR and a c.250-metre-long section of access road	
Development Address	Great Connell, Newbridge, Co. Kildare	
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development. Is the nature of the proposed development exceptional in the context of the existing environment.</p> <p>Will the development result in the production of any significant waste, emissions, or pollutants?</p>	<p>No, the length is 250m.</p> <p>None of Significance</p>	<ul style="list-style-type: none"> • No • No
<p>Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and / or permitted projects?</p>	<ul style="list-style-type: none"> • No, the length is only 250m of roadway. • None of Significance 	<ul style="list-style-type: none"> • No • No
<p>Location of the Development Is the proposed development located on, in, adjoining, or does it have the potential to significantly impact on an ecologically</p>	<ul style="list-style-type: none"> • Not near any ecologically sensitive sites or protected species 	<ul style="list-style-type: none"> • No

<p>sensitive site or location, or protected species?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area, including any protected structure?</p>	<ul style="list-style-type: none"> • None near the site 	<ul style="list-style-type: none"> • No
Conclusion		
<ul style="list-style-type: none"> • There is no real likelihood of significant effects on the environment. • EIA is not required. 		

Inspector:

Date:

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

APPROPRIATE ASSESSMENT-SCREENING

ABP-318193-23

11.0 Appropriate Assessment- Screening

11.1. Compliance with Article 6(3) of the Habitats Directive

The requirements of Article 6(3) as related to screening the need for appropriate assessment of a project under part XAB, section 177U of the Planning and Development Act 2000 (as amended) are considered fully in this section.

11.2. Background on the Application

The applicant has submitted a screening report for Appropriate Assessment as part of the planning application [Appropriate Assessment Stage 1 Screening June 2023].

The applicant's **Stage 1 AA Screening Report** was prepared in line with current best practice guidance and provides a description of the proposed development and identifies European Sites within a possible zone of influence of the development.

The applicants AA Screening Report concluded that the proposed development, either alone or in-combination with other plans / or projects, does not have the potential to significantly affect the Conservation Objectives of any Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Having reviewed the documents, submissions I am satisfied that the information allows for a complete examination and identification of any potential significant effects of the development, alone, or in combination with other plans and projects on European sites.

11.3. Screening for Appropriate Assessment- Test of likely significant effects

The project is not directly connected with or necessary to the management of a European Site and therefore it needs to be determined if the development is likely to have significant effects on a European site(s).

The proposed development is examined in relation to any possible interaction with European sites designated Special Conservation Areas (SAC) and Special Protection Areas (SPA) to assess whether it may give rise to significant effects on any European Site.

11.4. Brief description of the development

The applicant provides a description of the project on page 4 of the Stage 1 AA screening report. In summary, the development comprises:

The proposed development is for the construction of a New standard priority T junction onto the Newbridge South Outer Orbital Road [NSOOR] including a new ghost right turn onto the NSOOR and a c.250-metre-long section of access road.

The site is in the catchment of the River Liffey, whose main channel is approximately 1.3km to the southwest. The Pinkeen Stream, which is a tributary of the Liffey flows from south to north along the western boundary.

The site is underlain by a massive unbedded, cherty, and often dolomitised limestone of the Rickardstown Formation. The sands and gravels belong to the Curragh East Groundwater Body and are classified as a regionally important aquifer. The underlying bedrock is a regionally important karstified aquifer.

Taking account of the characteristics of the proposed development in terms of its location and the scale of works, the following issues are considered for examination in terms of implications for likely significant effects on European sites:

- Construction related contaminants entering the Pinkeen Stream.

11.5. Submissions and Observations

None submitted.

11.6. European Sites

The development site is not located in or immediately adjacent to a European site. The closest European site is Mouds Bog SAC within 2.5 km of the proposed development.

A summary of European Sites that occur within a possible zone of influence of the proposed development is presented in the table below. Where a possible connection between the development and a European site has been identified, these sites are examined in more detail.

Summary Table of European Sites within a possible zone of influence of the proposed development

European Site (code)	List of Qualifying interest /Special conservation Interest	Distance from proposed development (Km)	Connections (source, pathway receptor)	Considered further in screening. Y/N
Mouds Bog SAC (002331)	Active raised bogs* Degraded raised bogs still capable of natural regeneration Depressions on peat substrates of the Rhynchosporion	2.5 Km	None	N
Pollards Fen SAC (000396)	Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> * Petrifying springs with tufa formation (<i>Cratoneurion</i>)* Alkaline fens Geyer's Whorl Snail (<i>Vertigo geyeri</i>) Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>)	3.9km	None	N

11.7. Identification of likely effects

Although there is a hydrological connection to the river Liffey, given the scale of the development and the distance to Natura 2000 sites in Dublin Bay (> 65km) the discharge of surface water both during construction and operational phases will have no perceptible impact on the water quality of Dublin Bay and will not have any significant effects of Natura 2000 sites within Dublin Bay.

11.8. Mitigation measures

No measures designed or intended to avoid or reduce any harmful effects of the project on a European Site have been relied upon in this screening exercise.

11.9. Screening Determination

Finding of no likely significant effect

The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment of the project, it has been concluded that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Site Mouds Bog SAC, or any other European site, in view of the site's Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

AA Screening summary matrix

Summary Screening Matrix				
European Site (link to conservation objectives www.npws.ie)	Distance to proposed development/ pathway receptor	Possible effect alone	In combination effects	Screening conclusions:
Mouds Bog SAC	Within 2.5 km. This site is outside of any zone of influence of the development due to the lack of ecological connections to the specific habitat type for which the site is designated.	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA
Pollards Fen SAC	Within 4 km. This site is outside of any zone of influence of the development due to the lack of ecological connections to the specific habitat type for which the site is designated	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA
Ballynafagh Lake SAC	Within 9kms This site is outside of any zone of influence of the development due to the lack of ecological connections to the specific habitat type for which the site is designated	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA
Ballynafagh Bog SAC	Within 11 km. This site is outside of any zone of influence of the development due to the lack of	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA

	ecological connections to the specific habitat type for which the site is designated			
River Barrow and River Noire SAC	Within 14 km. This site is outside of any zone of influence of the development due to the lack of ecological connections to the specific habitat type for which the site is designated	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA
Red Bog Kildare SAC	Within 15 km. This site is outside of any zone of influence of the development due to the lack of ecological connections to the specific habitat type for which the site is designated	No possibility of effects due to the distance from and lack of connections to the habitat for which this site is designated	No effect	Screened out for need for AA
South Dublin Bay SAC	>65km This site is outside of any zone of influence of the development due to distance to the specific habitat type for which the site is designated	No possibility of effects due to the distance from the habitat for which this site is designated	No effect	Screened out for need for AA
North Dublin Bay SAC	>65km This site is outside of any zone of influence of the development due to distance to the specific habitat type for which the site is designated	No possibility of effects due to the distance from the habitat for which this site is designated	No effect	Screened out for need for AA

Poulaphouca Reservoir (SPA)	>65km This site is outside of any zone of influence of the development due to distance to the specific habitat type for which the site is designated	No possibility of effects due to the distance from the habitat for which this site is designated		Screened out for need for AA
South Dublin Bay and River Tolka Bay SPA	>65km This site is outside of any zone of influence of the development due to distance to the specific habitat type for which the site is designated	No possibility of effects due to the distance from the habitat for which this site is designated		Screened out for need for AA
North Bull Island SPA	>65km This site is outside of any zone of influence of the development due to distance to the specific habitat type for which the site is designated	No possibility of effects due to the distance from the habitat for which this site is designated		Screened out for need for AA