



An
Coimisiún
Pleanála

Inspector's Report ABP-322680-25

Development

Protected Structure: Development works including demolition of extension and construction of learning centre with all associated works. Natura Impact Statement submitted with application.

Location

Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, Dublin, A94XN72

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

D25A/0087/WEB

Applicant(s)

Ivan Schuster

Type of Application

Permission.

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Sumaes OMC.

Observer(s)

None.

Date of Site Inspection

27th August 2025

Inspector

Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The subject site is located within St. Andrew's College at Booterstown Avenue, Booterstown, Blackrock, Co. Dublin. The site consists of a main building, the original modernist school and a variety of built extensions and temporary structures including a number of playing pitches. St. Andrew's College and two further properties are protected structures RPS No. 55. The school is mostly single storey 20th century. The surrounding area is predominately residential.

2.0 Proposed Development

- 2.1. The development will consist of works to St. Andrew's College, which includes a Protected Structure (RPS 55) and will comprise of:
- The demolition of the 1980s single storey extension known as House 5 (approx. 515 sqm) adjoining the protected structure to the north.
 - The removal of temporary accommodation comprising 5 no. sets of mobile classrooms.
 - The construction of a 4-storey learning centre as an extension to the school (max parapet height 35.550m) with teaching, administration, guidance and learning support accommodation, with forecourt, connected heat pump at ground floor level and green roof (approx.3720 sqm).
 - Realignment of the existing internal roads, paths and car parking layouts including additional set down areas and cycle parking (118 in total, 80 covered).
 - Addition of 5 no. EV charging docks to existing car parking numbers.
 - Creation of pocket parks and landscaped seating areas adjacent to hockey pitches and new learning building.
 - Reconfiguration of and improvements to Booterstown Avenue entrance.
 - Removal of gates and pillars at Booterstown Avenue and finishes to forecourts upgraded and pillars provided.

- Removal of existing gates at Rosemount Terrace and erection of new vehicular and pedestrian gates, repositioned within the site for increased pedestrian safety, partial demolition of wall south of existing entrance.
- All associated works including landscaping, access and infrastructure to facilitate development.
- A Natura Impact Statement has been prepared in respect of the proposed development.

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to 9 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The site is zoned as “SNI” which seeks “to protect, improve and encourage the provision of sustainable neighbourhood infrastructure”, educational development is permitted in principle. Part of the site is located within a transitional zonal area, the adjacent lands to the south, southwest, east and north are zoned “A” with the objective “to provide residential development and improve residential amenity while protecting the existing residential amenities”.
- The proposal includes photovoltaic solar panels, EV charging points and additional cycle parking which are supported in the CDP.
- The demolition works have been justified.
- No built heritage concerns in relation to the proposed development adjacent to a protected structures, although concerns were raised in relation to the condition of the Stables fronting Booterstown, a condition is sought seeking the fabric of the building is secured, made watertight to secure its future until such times a suitable use is found, and that the applicant submit a methodology/specification of enveloping works.

- Building Height: the proposed building of 4 storeys is in line with the prevailing height in the area. D18A/0528 was granted for a 14-metre-high extension to the senior school. The proposal is considered consistent with the building height strategy and generally complies with the performance-based criteria set out in Appendix 5 of the CDP.
- The proposed 4 storey building with an overall height of 18.717m is located approximately 85 metres from the nearest residential complexes at Merrion Woods and Seamont and it is not considered to result in adverse impacts on visual amenity of the area or overbearing when viewed from the surrounding sites. The low-density residential developments to the south (McCabe Villas and Rosemount) are considered sufficiently set back and provides an appropriate transition in height within the streetscape context. Due to the orientation and the setback distance maintained from adjacent properties, it is considered that the proposed Learning Centre will not result in any undue overshadowing to the neighbouring properties, specifically to the south/southwest.
- Further information required in relation to discharge rates, soil infiltration, potential flooding, inconsistent drawings and reports, details regarding the proposed green roof, public lighting and full/complete wintering bird surveys.
- An updated Construction and Environmental Management Plan (CEMP) and detailed site-specific Resource & Waste Management Plan are required as part of compliance.

Further information report

- No further issues raised. The further information requests were addressed satisfactorily.

3.2.2. Other Technical Reports

- Public Lighting: Further information requested in terms of the proposed lighting levels for the road around the new building is too bright. The light levels should be to a P4 lighting class, residential, as there will be little traffic on this road section or danger of high speed or pedestrian vehicle

interactions. The lighting should provide a design that has an average light level of 5 lux, minimum of 1 lux and uniformity of 15% minimum.

Further Information submitted and the lighting design is considered acceptable.

- Housing Department: There is no Part V obligation.

Conservation Division: No built heritage objections with the principal of the development proposed. In order to prevent endangerment of the Stables building guarding the entrance to the school, at Booterstown Avenue, a condition should be attached seeking enveloping works to be carried out to safeguard the structural integrity of the building.

- Drainage: Further information requested in relation to soil type, recalculate attenuation volumes, ensure the design meets the GDSDS requirements, revised drawing for manhole locations, ensure consistency between reports and drawings, green roof details and maintenance, ensure data is legible.

Further information received and no further objections raised.

- Environmental Enforcement: No objection, prior to commencement conditions to be attached.
- Transportation: No objection subject to conditions.
- Parks and Landscapes Planning: No objection subject to conditions.

3.2.3. Conditions

- Condition no. 3: Prior to commencement of development, the applicant shall submit for written approval of the DLR Conservation Division, a methodology/specification of enveloping works for the Stables building guarding the entrance to the school, at Booterstown Avenue.

Reason: In the interest of safeguarding-built heritage.

3.3. Prescribed Bodies

- EHO: Further information in required in relation to noise survey, dust management and detailed resource and water management plan

3.4. Third Party Observations

A total of 8 no. third party observations were received, the main concerns raised were:

- Excessive development and scale, dominate skyline
- Overbearing, overshadowing, overlooking
- Privacy
- Devalue property
- Sea views impacted
- Traffic
- Inadequate photomontages & drawings submitted
- Misleading information submitted to local residents
- Construction works impact in terms of noise, dust and vibration
- Migratory bird survey
- Southern boundary wall is unsafe and visually obtrusive; it should be removed and replaced.

4.0 Planning History

ABP: 304099-19 (PA reg: D18A/0528): permission granted for works to the school including extension, construction of new 2-to-4-storey-over-basement teaching block, the construction of a new 2-storey Study Centre, the construction of a two-storey sports fitness building, construction of a new Junior School and all associated site works.

PA reg: D16A/0544: permission granted for provision of a 72sqm, temporary single storey prefabricated classroom building on existing hard standing area located to the rear of the school, between the existing school building and the western boundary of the site, all within the grounds of the school. A protected structure.

PA reg: D16A/0324: permission granted for provision to the existing sand based artificial grass hockey pitch of floodlights and associated site works.

PA reg: D08A/0661: permission granted for 3 storey over basement building.

PA reg: D07A/1582: permission granted for alterations to previous permitted development under D05A/1564.

PA reg: D05A/1564: permission granted for construction of extension and all associated site works.

Section 5 REF11023: Exemption declaration for gate entrance at Rosemont Terrace, removal of existing gates and railings, fabricate new gates and railings and erect in new position set further back from path edge, new gates and railings to be lower than the existing gates and railings.

5.0 Policy Context

5.1. Development Plan

Dun Laoghaire-Rathdown County Development Plan 2022-2028

The site is zoned as SNI which seeks to protect, improve and encourage the provision of sustainable neighbourhood infrastructure.

Appendix 4: Record of Protected Structures: There are protected structures on site: the original St. Andrew's College modernist school building, RPS No. 55 College.

A portion of the subject site is located within the Booterstown Avenue Candidate Architectural Conservation Area.

The northwestern corner of the site encompasses a section of the Sandyford to Coast Strategic Road Reservation.

Chapter 3, section 3.4 refers to Achieving Sustainable Planning Outcomes.

Chapter 4, section 4.2.1 refers to Sustainable Communities and Neighbourhood Infrastructure.

Policy Objective PHP7: Schools

Policy Objective PHP42: Building Design & Height

Chapter 11 refers to Heritage and Conservation, section 11.4 refers to Architectural Heritage.

Policy objective HER8: Work to Protected Structures

Section 11.4.2 refers to Architectural Conservation Areas

Policy Objective HER18: Development within a Candidate Architectural Conservation Area.

Chapter 12 refers to Development Management

Appendix 5 refers to Building Heights Strategy.

5.2. National and Regional Policy

- Architectural Heritage Protection Guidelines for Planning Authorities (DEHLA, 2004; re-issued DAHG, 2011)
- The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (2008).

5.3. Natural Heritage Designations

The site is not located within a designated area, the closest of interest are:

- Booterstown Marsh pNHA (site code: 001205) is located approximately 0.5km north of the subject site.
- South Dublin Bay and River Tolka Estuary SPA (site code: 004024) & South Dublin Bay SAC (site code: 000210) is located approximately 0.5km north of the subject site.
- North Bull Island SPA (site code: 004006) is located 5.5km northeast of the subject site.
- North Dublin Bay SAC (site code: 000206) is located 5.5km northeast of the subject site.
- North-west Irish Sea SPA (site code: 004236) is located 5.5km northeast of the subject site.
- Dalkey Islands SPA (site code: 004172) is located 7.7km southeast of the subject site.
- Rockabill to Dalkey Island SAC (site code: 003000) is located 7.5km northeast of the subject site.

- Wicklow Mountains SPA (site code: 004040) & SAC (site code: 002122) is located 9.5km southwest of the subject site.
- Knocksink Wood SAC (site code: 000725) is located 10.5km southwest of the subject site.
- Baldoyle Bay SPA (site code: 004016) & SAC (site code: 000199) is located 11km northeast of the subject site.
- Ballyman Glen SAC (site code: 000713) is located 11km south of the subject site.
- Howth Head Coast SPA (site code: 004113) & SAC (site code: 000202) is located 11.7km northeast of the subject site.
- Glenasmole Valley SAC (site code: 001209) is located 12.3km southeast of the subject site.
- Ireland's Eye SPA (site code: 004117) & SAC (site code: 002193) is located 13.5km northeast of the subject site.
- Bray Head SAC (site code: 000714) is located 14km south of the subject site.

5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendix A of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

5.5. Water Framework Directive

- 5.5.1. The subject site is located in the urban area of Booterstown, Co. Dublin. The nearest waters are located approximately 600 metres northeast of the subject site is Dublin Bay. The proposed development demolition of an extension and removal of temporary classrooms and construction of new learning Centre and all associated site works. No water deterioration concerns were raised in the appeal.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- Scale and size of the proposed development within an existing educational campus
- Connection to public water, sewer and surface water drain.
- Distance to the nearest waterbody at 600 metres northeast.

Taking into account WFD screening report (refer to Appendix B), I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from the Owners' Management Company for the owners of 48 apartments adjacent to the subject site. The concerns raised are:

- Height: The building is too high. The roof access structure could easily be relocated to the end of the building remote from Merrion Woods.
- Overshadowing: Impact of daylight on the apartments in Block 2. It is noted that there is a failure to consider the impact in particular on Block 2 of Merrion Woods. The photomontage submitted gives a completely false impression of the buildings effect as it takes a view from the incorrect location.

6.2. Applicant Response

The applicant has responded with the following comments:

- The Planning Authority consider the proposed height and scale are appropriate having regard to the existing built form surrounding the subject site and consider that the proposed Learning Centre provides continuity to an established increase in building height at the southern end of the school campus and in line with the prevailing heights in the area. The applicant carried out a site inspection and revealed that Merrion Woods, is a 4-storey complex and Seamount is a 5 storey complex and have a high level of invisibility (setback distance of approx. 90m) between the independent residential developments.

The proposed development of 4 storeys sited approximately 85m to the northeast is not considered to result in an undue adverse impact on the visual surroundings area.

Additionally, the existing vegetation on the western boundary will ameliorate the potential visual appearance of the structure from both Seamount and Merrion Wood. Therefore, it is considered that the impact of the development would be negligible.

- In regard to relocating the roof access to the opposite end of the building, the stair pop up makes up approximately 3% of the area. The alternative would have been to extend the height of the parapet of the roof to meet the stair pop up, raising the entire parapet height by 1.2m.

In order to comply with Technical Guidance Documents Part B, Fire Safety, two stairs are required and at least one stair is required to rise to the roof level to provide safe roof access for maintenance of the PV panels and green roof system, aligning with the principles of Health and Safety.

The position of the roof pop up at the western end was driven by two design factors, elevational massing and the efficient movement of students and staff. The western end provides a formal termination to the proposed extension, bookending the greater northern elevation, on what is currently a rambling

and unrestrained grouping of mismatched existing buildings, and providing a natural ending at the site's boundary.

- Due to the orientation of the subject site, in conjunction with the setback distance maintained from adjacent properties, that the proposed Learning Centre, will not result in any undue overshadowing to the neighbouring properties. A daylight and sunlight analysis report has been prepared and demonstrates that the proposed extension will have little impact on the apartments and specifically note that "there will be minimal loss of daylight and sunlight and any impact will be negligible". The proposed development meets the recommendations of the BRE guidelines.
- In regard to the incorrect view. The applicant has submitted 5 winter and summertime verified views and submitted in an appendix.

6.3. Planning Authority Response

- It is considered that the ground of appeal does not raise any new matter which, in the opinion of the Planning Authority would justify a change of attitude to the proposed development.

6.4. Observations

- None

6.5. Further Responses

A further response has been received from the appellant in relation to the applicant's response. The following concerns were highlighted:

- The apartments at Merrion Woods at ground level will be mostly impacted by the mass and height of the proposed teaching facility.
- The Radisson Blu Hotel or Colaiste Iosagain do not impact Merrion Woods due to their separation distance and the wooded area in between.

- The photomontage submitted does not show the effect of the proposal on Block 2 Merrion Woods. Figure 7 is illegible. DLR should have requested a photomontage to show the impact on Merrion Woods

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Building Height
- Overshadowing
- Roof Access
- Appropriate Assessment

7.2. **Building Height**

7.3. The proposal consists of the demolition of House 5, the Collen Building and replacement with a four storey high learning centre. The proposed building is located to the north of the existing buildings with views towards Dublin Bay. The building will have an overall height of 18.7 metres, (Finished floor level (FFL) 16.83m and Ridge level 35.547). flat roof. The finishes include rough cast render finish, selected brick and aluminium capping to perimeter of roof. The proposed building is set back approximately 10.7 metres from the boundary to the west, faces onto the playing pitches to the north and located approximately 6 metres from the buildings to the east and approximately 6 metres from the building to the south but joined together via a hallway to connect to the existing building.

7.4. The grounds of appeal state that the proposed building is too high and will most likely impact apartments at ground floor level at Merrion Woods.

7.5. The applicant has responded and states that the Planning Authority considered the proposed height and scale are appropriate having regard to the existing built form surrounding the subject site and considering that the proposed Learning Centre

provides continuity to an established increase in building height at the southern end of the school campus and in line with the prevailing heights in the area. The applicant carried out a site inspection and notes Merrion Woods, is a 4 storey complex and Seamount is a 5 storey complex and have a high level of invisibility (setback distance of approx. 90m) between the independent residential developments. Additionally, the existing vegetation on the western boundary will ameliorate the potential visual appearance of the structure from both Seamount and Merrion Wood. Therefore, it is considered that the impact of the development would be negligible.

- 7.6. I have assessed the location of Merrion Woods, it is located approximately 85 metres southwest of the proposed learning centre. I have carried out a site visit and I can confirm that Merrion Woods apartments are not visible from the proposed site location. This is due to the presence of an existing mature high hedgerows and trees. I note the appellant is mostly concerned with the lower ground floor apartments and the proposed impact from the proposed four storey building, however, in my opinion due to the presence of the mature hedgerow and the separation distance, there will be no negative adverse impact. The only view from the ground level will be off the upper levels of the proposed learning centre, however, I consider due to the separation distance, the view will not be detrimental and will not impact any view from the upper floors due to the topography and mature vegetated boundary. The applicant has provided details on the overall ridge height of Merrion Woods, it is noted as 32.34m OD and the proposed learning centre is 35.55mOD for the roof access section and 34.32m OD for the parapet, this means the overall height difference is less than 2 metres at a separation distance of 85 metres. I consider given the distance and height distances; it will be imperceivable at the separation distance.
- 7.7. I also note that Merrion Woods, Seamount Apartments and Raddison Blu are all four storey buildings and in some cases with a higher ridge height level compared to the proposed Learning Centre.
- 7.8. Appendix 5.5, Section 4.4 Building Heights of the CDP notes “benchmark” heights of three to four storey in “residential suburban areas” which includes Booterstown. Policy objective BHS 3 Building Height in Residual Suburban Areas confirms “it is a policy objective to promote general building height of 3 to 4 storeys, coupled with

appropriate density in what are termed the residual suburban areas of the County provided that proposals ensure a balance between the reasonable protection of existing amenities including residential amenity and the established character of the area". Therefore, I consider that the proposed development reflects the CDP and the proposed learning centre at four storey is in compliance with the CDP for this location.

7.9. Having regard to the location of Merrion Woods, set 85 metres from the proposed learning centre and located to the southwest, given the mature hedgerow and trees boundary between the two buildings, I do not consider that the proposed height of the proposed learning centre, will negatively impact the residents of Merrion Woods.

7.10. **Overshadowing**

7.11. The subject site is located within the grounds of an existing education facility for St. Andrew's College. The nearest residential areas are McCabe Villas and Rosemount Crescent at a separation distance of 25 metres from the nearest dwelling to the existing education buildings to the south. Merrion Wood is located to the southwest at a separation of 24 metres from the nearest existing education building and over 85metres from the proposed learning centre.

7.12. The grounds of appeal state that the proposed building will overshadow and impact daylight for the apartments in Block 2. The photomontage submitted gives a completely false impression of the buildings effect as it takes a view form the incorrect location.

7.13. The applicant has submitted a response and has stated that due to the orientation of the subject site, in conjunction with the setback distance maintained from adjacent properties, that the proposed Learning Centre, will not result in any undue overshadowing to the neighbouring properties. A daylight and sunlight analysis report has been prepared and demonstrates that the proposed extension will have little impact on the apartments and specifically note that "there will be minimal loss of daylight and sunlight, and any impact will be negligible. The proposed development meets the recommendations of the BRE guidelines. In regard to the incorrect view. The applicant has submitted 5 winter and summertime verified views and submitted in an appendix.

- 7.14. I have assessed the Daylight & Sunlight Assessment submitted as part of the planning appeal response. BRE Guidelines (2022) Section 2.2.4 states that “Loss of light to existing windows need not be assessed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window”. The assessment provides an illustration of the zone 3 times the height of the proposed learning centre, section planes perpendicular to the window wall of the adjacent Merrion Wood facing the proposed development are also provided. The illustrations clearly indicate that the proposed development is at a distance beyond three times the height of the proposal from the existing apartment block at Merrion Woods. In addition, the sections perpendicular to the window wall also indicate that the proposed development does not subtend the 25° line at the centre of the lowest windows. Therefore, I consider that the loss of light will be minimal and there will be no negative impact to residential amenity at Merrion Woods. In addition, the proposed learning centre is located 85 metres north of Merrion Woods, therefore the BRE Guidelines indicate that where a proposed building is entirely due north of the centre line of the existing window then the sunlight need not be analysed. It is in my opinion, due to the location of Merrion Woods and the separation distance of 85 metres, the proposed learning centre will not overshadow or impact natural light into Merrion Woods.
- 7.15. I have assessed the photomontages submitted and I accept the view presented in each photograph. The proposed learning centre will have limited impact on views from the surrounding area due to the presence of mature hedgerow and trees and the existing buildings on site.
- 7.16. Having regard to the location of the proposed learning centre at 85 metres north of Merrion Woods and taking into account the guidelines as outlined in the BRE Guidance Document BR209:2022 Site Layout Planning for Daylight and Sunlight (third edition), I do not consider that the proposed learning centre will negatively impact the residential amenity of Merrion Woods in terms of daylight or sunlight.
- 7.17. **Roof Access**
- 7.18. The applicant has provided a roof access point in the northwestern corner of the proposed learning centre; the overall height of the access is 1.2 metres in height above the parapet of the proposed learning centre.

- 7.19. The grounds of appeal state that the roof access structure could be relocated to the end of the building remote from Merrion Woods.
- 7.20. In response the applicant has stated the stair pop up makes up approximately 3% of the area, every effort was made to blend the stair into the building. The alternative would have been to extend the height of the parapet of the roof to meet the stair pop up, raising the entire parapet height by 1.2m. In order to comply with Technical Guidance Documents Part B, Fire Safety, two stairs are required and at least one stair is required to rise to the roof level to provide safe roof access for maintenance of the PV panels and green roof system, aligning with the principles of Health and Safety. The position of the roof pop up at the western end was driven by two design factors, elevational massing and the efficient movement of students and staff. The western end provides a formal termination to the proposed extension, bookending the greater northern elevation, on what is currently a rambling and unrestrained grouping of mismatched existing buildings, and providing a natural ending at the site's boundary.
- 7.21. I note the concerns raised in the grounds of appeal, and I note the reasons set out by the applicant as to the proposed position of the roof access for the safe student access and in particular whereby the placing of the roof access on the western end provides a formal termination to the proposed extension, bookending the greater northern elevation. In this regard, I consider the location of the proposed roof access is appropriate and will not impact the visual appearance of the proposed learning centre as the overall height of the roof access and the scale of the area proposed is minimal in comparison to the overall height of the proposed development.
- 7.22. In addition, I note the location of the proposed roof access at approximately 85 metres from Merrion Woods and as I have outlined in the sections above, the proposed overall height will not negatively impact the residential amenity of the residents of Merrion Woods and will not impact the visual amenity of the area.

8.0 AA Screening

- 8.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that it is not possible to exclude that the proposed development alone or in

combination with other plans and projects will give rise to significant effects on South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), North-west Irish Sea SPA (Site Code: 004236), North Bull Island SPA (Site Code: 004006), Baldoyle Bay SPA (Site Code: 004016), Ireland's Eye SPA (Site Code: 004117), Malahide Estuary SPA (Site Code: 004025) European Site(s) in view of the sites conservation objectives. Appropriate Assessment is required. Please refer to Appendix C

This determination is based on:

- The nature, size and location of the proposed works and possible impacts arising from the construction works.
- The Qis and conservation objectives of the European sites.
- The potential for in-combination effects arising from other plans and projects.

8.2. Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on:

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)
- Malahide Estuary SPA (Site Code: 004025)

In view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required.

Following an examination, analysis and evaluation of the NIS all associated material submitted, I consider that adverse effects on site integrity of the:

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)

- Malahide Estuary SPA (Site Code: 004025)

can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- Effectiveness of mitigation measures proposed including supervision and monitoring and integration into CEMP ensuring smooth transition of obligations to eventual contractor.
- Application of planning conditions to ensure application of these measures.
- The proposed development will not affect the attainment of conservation objectives for the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), North-west Irish Sea SPA (Site Code: 004236), North Bull Island SPA (Site Code: 004006, Baldoyle Bay SPA (Site Code: 004016), Ireland's Eye SPA (Site Code: 004117) or Malahide Estuary SPA (Site Code: 004025).

9.0 Recommendation

- 9.1. I recommend that planning permission should be granted, subject to conditions for the reasons and considerations as set out below.

10.0 Reasons and Considerations

- 10.1. Having regard to the zoning objective "SNI" of the site, the existing educational use on site and the objectives set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development will not detract from the residential amenities of the area and is therefore considered to be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of

February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. Prior to the commencement of development, the applicant shall submit for written approval from the Planning Authority a methodology/specification or enveloping works for the Stables building guarding the entrance to the school, at Booterstown Avenue.

Reason: In the interest of safeguarding-built heritage.

4. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

5. The mitigation measures contained in the submitted Ecological Impact Assessment dated the 6th February 2025, shall be implemented.

Reason: To protect the integrity of European Sites.

6. Prior to commencement of the proposed development, the applicant shall submit for written approval from the planning authority:
 - (a) revised drawings and details which demonstrate the provision of road markings and signage to cater for vehicular movements, which indicate the following:
 - “One-way” at entrance from Booterstown Avenue.

- “No Entry” at exit onto McCabe Villas.

(b) the applicant and Travel Plan Coordinator shall implement the measures detailed in the submitted School Travel Plan by Systra, dated 9th December 2024, in order to encourage future attendees to use sustainable travel to and from the school.

Reason: In the interest of traffic safety.

6. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
 - (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.
 - (b) Location of areas for construction site offices and staff facilities.
 - (c) Details of site security fencing and hoardings.
 - (d) Details of on-site car parking facilities for site workers during the course of construction.
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network.
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
 - (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
 - (i) Provision of existing parking arrangements during the construction period.
 - (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
 - (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection.

- 8. The applicant shall ensure that all proposed works, both on the public road and within the site are designed and constructed at the applicant's own expense and completed to the satisfaction of the Planning Authority.

In the interest of public safety and orderly development.

- 9. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

- 10. The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works.
All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

11. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

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.

Jennifer McQuaid
Planning Inspector

2nd September 2025

Appendix A - Form 1 - EIA Pre-Screening

Case Reference	ABP- 322680-25
Proposed Development Summary	Protected Structure: Development works including demolition of extension and construction of learning centre with all associated works. Natura Impact Statement submitted with application.
Development Address	Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, Dublin, A94XN72
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed	

type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	10. Infrastructure projects (b) (iv) urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. The total site area is 5.2 hectares, the site is located within a built-up area, the site is surrounded by residential and mixed-use development.

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix A - Form 2 - EIA Preliminary Examination

Case Reference	ABP- 322680-25
Proposed Development Summary	Protected Structure: Development works including demolition of extension and construction of learning centre with all associated works. Natura Impact Statement submitted with application.
Development Address	Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, Dublin, A94XN72
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The proposal involved the demolition of an existing extension and removal of temporary classrooms and the construction of a new four storey learning centre within an existing educational campus on zoned lands within an urban setting. The development will consist of typical construction and related activities and site works. The works are adjacent a protected structure, but no works are planned to the protected structure. It is not envisaged that the works will result in the production of significant waste, emissions or pollutants. Surface water will be discharged to public system. Wastewater will be discharged to public sewer.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Given the urban nature of the proposal with connection to public services for wastewater, water and surface water, there are no significant sensitivities in the immediate area. The subject site is not located within a designated site, the closest are: • Booterstown Marsh pNHA (site code: 001205) is located approximately 0.5km north of the subject site. • South Dublin Bay and River Tolka Estuary SPA (site code: 004024) & South Dublin Bay SAC (site code: 000210) is located approximately 0.5km north of the subject site. • North Bull Island SPA (site code: 004006) is located 5.5km northeast of the subject site. • North Dublin Bay SAC (site code: 000206) is located 5.5km northeast of the subject site. • North-west Irish Sea SPA (site code: 004236) is located 5.5km northeast of the subject site.

	• Dalkey Islands SPA (site code: 004172) is located 7.7km southeast of the subject site. • Rockabill to Dalkey Island SAC (site code: 003000) is located 7.5km northeast of the subject site. • Wicklow Mountains SPA (site code: 004040) & SAC (site code: 002122) is located 9.5km southwest of the subject site. • Knocksink Wood SAC (site code: 000725) is located 10.5km southwest of the subject site. • Baldoyle Bay SPA (site code: 004016) & SAC (site code: 000199) is located 11km northeast of the subject site. • Ballyman Glen SAC (site code: 000713) is located 11km south of the subject site. • Howth Head Coast SPA (site code: 004113) & SAC (site code: 000202) is located 11.7km northeast of the subject site. • Glenasmole Valley SAC (site code: 001209) is located 12.3km southeast of the subject site. • Ireland's Eye SPA (site code: 004117) & SAC (site code: 002193) is located 13.5km northeast of the subject site. • Bray Head SAC (site code: 000714) is located 14km south of the subject site. I have carried out a Natura Impact Assessment and it concludes that the proposed development would not likely have a significant effect on any European Site. The subject site is located outside any flood risk area for coastal and fluvial flooding.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	• The site size measures 5.2ha for the overall educational campus. The size of the development is not exceptional in the context of an urban environment. • The proposal is sufficient distance from neighbouring properties. • There is no real likelihood of significant cumulative effects within the existing and permitted projects in the area.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA

There is no real likelihood of significant effects on the environment.	EIA is not required.
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Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix B: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	ABP- 322680-25	Townland, address	Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, Dublin, A94XN72
Description of project		Protected Structure: Development works including demolition of extension and construction of learning centre with all associated works. Natura Impact Statement submitted with application.	
Brief site description, relevant to WFD Screening,		The site is located within the urban area of Booterstown, Co. Dublin. There is an existing educational campus on site. Surface water discharge will be discharged to the existing public drain and suitable SuDs measures will be implemented on site. A public water supply exists. Wastewater will be discharged to public sewer. There are no water features on site or adjacent the subject site. The site is not within a flood zone area.	

Proposed surface water details	Surface water will be disposed to public drain.					
Proposed water supply source & available capacity	Public water supply available.					
Proposed wastewater treatment system & available capacity, other issues	Wastewater will be discharged to public sewer.					
Others?						
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body.	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)

Groundwater	The site is on the groundwater.	Dublin IE_EA_G_008	Groundwater status is described as Good (period for GW 2016-2021)	Groundwater is described as Not at Risk.	None identified	Potential surface water run-off.	
	Coastal	The site is located 600 metres distance from the Dublin Bay to the northeast.	Dublin Bay IE_EA_090_000.	Coastal status is described as Good (period for GW 2016-2021)	Coastal is described as Not at Risk.	Potential surface water run-off.	
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body	Pathway (existing and new)	Potential for impact/	Screening Stage	Residual Risk (yes/no)	Determination** to proceed to Stage 2. Is

		receptor (EPA Code)		what is the possible impact	Mitigation Measure*	Detail	there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Coastal	Dublin Bay IE_EA_090 _0000.	Located appropriately 600metres northeast of subject site. No noted drainage ditches to river	Spillages	Standard Construction practice	No due to regular monitoring	Screened Out
2.	Ground	Dublin IE_EA_G_ 008	Drainage underground	Spillages	Standard Construction practice	No	Screened Out
OPERATIONAL PHASE							
3.	Coastal	Dublin Bay	Located appropriately 600metres	Possible surface	Connection to public drain	No due to separation.	Screened Out

		IE_EA_090_0000.	northeast of subject site. No noted drainage ditches to coast.	water runoff	and SuDs measures.		
4.	Ground	Dublin IE_EA_G_008	Pathways exist through drainage underground & seepage.	Possible surface water runoff	Connection to public drain and SuDs measures.	No due to separation.	Screened Out
DECOMMISSIONING PHASE							
5.	N/A						

Appendix C – AA Screening.

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	The development will consist of works to St. Andrew's College, which includes a Protected Structure (RPS 55) and will comprise of: • The demolition of the 1980s single storey extension known as House 5 (approx. 515 sqm) adjoining the protected structure to the north. • The removal of temporary accommodation comprising 5 no. sets of mobile classrooms. • The construction of a 4-storey learning centre as an extension to the school (max parapet height 35.550m) with teaching, administration, guidance and learning support accommodation, with forecourt, connected heat pump at ground floor level and green roof (approx.3720 sqm). • Realignment of the existing internal roads, paths and car parking layouts including additional set down areas and cycle parking (118 in total, 80 covered). • Addition of 5 no. EV charging docks to existing car parking numbers. • Creation of pocket parks and landscaped seating areas adjacent to hockey pitches and new learning building. • Reconfiguration of and improvements to Booterstown Avenue entrance. • Removal of gates and pillars at Booterstown Avenue and finishes to forecourts upgraded and pillars provided. • Removal of existing gates at Rosemount Terrace and erection of new vehicular and pedestrian gates,

	repositioned within the site for increased pedestrian safety, partial demolition of wall south of existing entrance. All associated works including landscaping, access and infrastructure to facilitate development.
Brief description of development site characteristics and potential impact mechanisms	The proposal involves the demolition of an existing House Room 5 structure and the extension of a new building consisting of 4 storeys and 3,700m² Learning Centre. The work will involve improvements to the existing pedestrian and cycle route and the addition of biodiversity landscaping along its route. A construction compound will be located in the northeast of the site, with a haul route travelling down the western boundary to the school buildings. Surface and foul water flow into the existing piped infrastructure of the school building and enter the existing 225mm diameter sewer to the north of the site and are then transported to Ringsend Wastewater Treatment Plant (WwTP). A new Sustainable Drainage (SuDS) Strategy will be implemented. A new foul sewer main line is proposed, it will be installed in the road between the classroom and the rugby pitch, this will tie into the existing 225mm combined sewer main that is connected to the existing foul water outfall. The site consists mostly of buildings and artificial surfaces with small areas of flower beds and borders and exposed gravel areas. There is an amenity football pitch in the northeastern section of the site.
Screening report	Yes (Prepared by Scott Cawley)
Natura Impact Statement	Yes (Prepared by Scott Cawley)
Relevant submissions	None
Step 2. Identification of relevant European sites using the Source-pathway-receptor model	

21 European sites were identified as being located within a potential zone of influence of the proposed development as detailed in Table 1 below. I have only included those sites with any possible ecological connection of pathway in this screening determination.

European Site (code)	Qualifying interests Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections	Consider further in screening. Y/N
SAC				
South Dublin Bay SAC (site code: 000210)	Mudflats and sandflats not covered by seawater at low tide, Annual vegetation of drift lines, salicornia and other annuals colonising mud and sand, embryonic shifting dunes South Dublin Bay SAC National Parks & Wildlife Service Date: 20th August 2025	c. 380metres east of proposed development	No pathways identified.	No
North Dublin Bay SAC (site code: 000206)	Mudflats and sandflats not covered by seawater at low tide, Annual vegetation of drift lines, Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glaucopuccinellietalia maritima), Mediterranean salt meadows (Juncetalia maritimi), Embryonic shifting dunes, Shifting dunes along	c. 5.3km northeast of proposed development	No pathways identified.	No

	the shoreline with <i>Ammophila arenaria</i> (white dunes), Fixed coastal dunes with herbaceous vegetation (grey dunes), Humid dune slacks, <i>Petalophyllum ralfsii</i> (Petalwort) North Dublin Bay SAC National Parks & Wildlife Service Date: 20th August 2025			
Rockabill to Dalkey Island (Site Code: 003000)	Reefs and harbour porpoise <i>Phocoena Phocoena</i>. Rockabill to Dalkey Island SAC National Parks & Wildlife Service Date: 20th August 2025	c. 7.1km east of proposed development	No pathways identified.	No
Wicklow Mountains SAC (Site Code: 002122)	Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>), Natural dystrophic lakes and ponds, Northern Atlantic wet heaths with <i>Erica tetralix</i>, European dry heaths, Alpine and Boreal heaths, Calaminarian grasslands of the <i>Violetalia calaminariae</i>, Species-rich <i>Nardus</i> grasslands, on siliceous substrates in	c. 9.3km southwest of the proposed development.	No pathways identified.	No

	mountain areas (and submountain areas, in Continental Europe), Blanket bogs (* if active bog), Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani), Calcareous rocky slopes with chasmophytic vegetation, Siliceous rocky slopes with chasmophytic vegetation, Old sessile oak woods with Ilex and Blechnum in the British Isles, Lutra lutra (Otter) Wicklow Mountains SAC National Parks & Wildlife Service Dated 20th August 2025			
Howth Head SAC (site code: 000202)	Vegetated sea cliffs of the Atlantic and Baltic coasts, European dry heaths Howth Head SAC National Parks & Wildlife Service Dated 20th August 2025	c. 9.6km northeast of the proposed development	No pathways identified.	No
Knocksink Wood SAC (site code: 000725)	Petrifying springs with tufa formation (Cratoneurion), Old sessile oak woods	c. 10.4km south of the proposed development	No pathways identified.	No

	with Ilex and Blechnum in the British Isles, Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) Knocksink Wood SAC National Parks & Wildlife Service Dated 20th August 2025			
Baldoyle Bay SAC (site code: 000199)	Mudflats and sandflats are not covered by seawater at low tide, Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glaucopuccinellietalia maritimae), Mediterranean salt meadows (Juncetalia maritimi) Baldoyle Bay SAC National Parks & Wildlife Service Dated 20th August 2025	c. 11km northeast of the proposed development	No pathways identified.	No
Ireland's Eye SAC (site code: 002193)	Perennial vegetation of stony banks and Vegetated Sea cliffs of the Atlantic and Baltic coasts	c. 11km northeast of the proposed development	No pathways identified.	No

	Ireland's Eye SAC National Parks & Wildlife Service Dated 20 th August 2025			
Bray Head SAC (site code: 000714)	Vegetated sea cliffs of the Atlantic and Baltic coasts, European dry heaths Bray Head SAC National Parks & Wildlife Service Dated 20 th August 2025	c. 14.2km southeast of the proposed development	No pathways identified.	No
Malahide Estuary SAC (Site code: 000205)	Mudflats and sandflats not covered by seawater at low tide, Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glaucopuccinellietalia maritima), Mediterranean salt meadows (Juncetalia maritimi), Shifting dunes along the shoreline with Ammophila arenaria (white dunes), Fixed coastal dunes with herbaceous vegetation (grey dunes) Malahide Estuary SAC National Parks & Wildlife Service	c. 14.9km northeast of the proposed development	No pathways identified.	No

	Dated 20 th August 2025			
Glen of the Downs SAC (site code: 000719)	Old sessile oak woods with Ilex and Blechnum in the British Isles. Glen of the Downs SAC National Parks & Wildlife Service Dated 20th August 2025	c. 18.7km southeast of the proposed development	No pathways identified.	No
Rye Water Valley/Cartron SAC (site code: 001398)	Petrifying springs with tufa formation (Cratoneurion), Vertigo angustior (Narrow-mouthed Whorl Snail), Vertigo moulinsiana (Desmoulin's Whorl Snail) Rye Water Valley/Cartron SAC National Parks & Wildlife Service Dated 20th August 2025	c. 20.2km northwest of the proposed development	No pathways identified.	No
SPA				
South Dublin Bay and River Tolka Estuary SPA (site code: 004024)	Light-bellied Brent Goose (Branta bernicla hrota), Oystercatcher (Haematopus ostralegus), Ringed Plover (Charadrius hiaticula), Grey Plover (Pluvialis squatarola), Knot (Calidris canutus), Sanderling	c. 270m east of the proposed development.	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement	Yes

	(<i>Calidris alba</i>), Dunlin (<i>Calidris alpina</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Redshank (<i>Tringa totanus</i>), Black-headed Gull (<i>Chroicocephalus ridibundus</i>), Roseate Tern (<i>Sterna dougallii</i>), Common Tern (<i>Sterna hirundo</i>), Arctic Tern (<i>Sterna paradisaea</i>), Wetland and Waterbirds South Dublin Bay and River Tolka Estuary SPA National Parks & Wildlife Service Dated 20th August 2025		impact from construction activities could negatively affect SCI wintering birds, which relay on the site for foraging outside of their usual habitats.	
North Bull Island SPA (site code: 004006)	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Shelduck (<i>Tadorna tadorna</i>), Teal (<i>Anas crecca</i>), Pintail (<i>Anas acuta</i>), Oystercatcher (<i>Haematopus ostralegus</i>), Golden Plover (<i>Pluvialis apricaria</i>), Grey Plover (<i>Pluvialis squatarola</i>), Knot (<i>Calidris canutus</i>), Sanderling (<i>Calidris alba</i>), Dunlin (<i>Calidris alpina</i>), Black-tailed Godwit (<i>Limosa limosa</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Curlew	c.5.3km northeast of the proposed development.	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement impact from construction activities could negatively affect SCI wintering birds, which relay on the site for foraging outside of their usual habitats.	Yes

	(Numenius arquata), Redshank (Tringa totanus), Turnstone (Arenaria interpres), Black-headed Gull (Chroicocephalus ridibundus), Shoveler (Spatula clypeata), Wetland and Waterbirds. North Bull Island SPA National Parks & Wildlife Service Dated 20th August 2025			
Northwest Irish Sea SPA (site code: 004236)	Red-throated Diver (Gavia stellata), Great Northern Diver (Gavia immer), Fulmar (Fulmarus glacialis), Manx Shearwater (Puffinus puffinus), Cormorant (Phalacrocorax carbo), Shag (Phalacrocorax aristotelis), Common Scoter (Melanitta nigra), Black-headed Gull (Chroicocephalus ridibundus), Common Gull (Larus canus), Lesser Black-backed Gull (Larus fuscus), Herring Gull (Larus argentatus), Great Black-backed Gull (Larus marinus), Kittiwake (Rissa tridactyla), Roseate Tern (Sterna	c. 5.3km northeast of the proposed development	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement impact from construction activities could negatively affect SCI wintering birds, which rely on the site for foraging outside of their usual habitats.	Yes

	dougallii), Common Tern (<i>Sterna hirundo</i>), Arctic Tern (<i>Sterna paradisaea</i>), Guillemot (<i>Uria aalge</i>), Razorbill (<i>Alca torda</i>), Puffin (<i>Fratercula arctica</i>), Little Gull (<i>Hydrocoloeus minutus</i>), Little Tern (<i>Sternula albifrons</i>) North-west Irish Sea SPA National Parks & Wildlife Service Dated 20th August 2025			
Dalkey Islands SPA (site code: 004172)	Roseate Tern (<i>Sterna dougallii</i>), Common Tern (<i>Sterna hirundo</i>), Arctic Tern (<i>Sterna paradisaea</i>) Dalkey Islands SPA National Parks & Wildlife Service Dated 20th August 2025	c. 7.5km southeast of the proposed development.	No pathways identified.	No
Wicklow Mountains SPA (site code: 004040)	Merlin (<i>Falco columbarius</i>), Peregrine (<i>Falco peregrinus</i>) Wicklow Mountains SPA National Parks & Wildlife Service 20th August 2025	c. 9.5km southwest of the proposed development	No pathways identified.	No

Baldoyle Bay SPA (site code: 004016)	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Shelduck (<i>Tadorna tadorna</i>), Ringed Plover (<i>Charadrius hiaticula</i>), Golden Plover (<i>Pluvialis apricaria</i>), Grey Plover (<i>Pluvialis squatarola</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Wetland and Waterbirds Baldoyle Bay SPA National Parks & Wildlife Service Dated 20th August 2025	c. 10.9km northeast of the proposed development	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement impact from construction activities could negatively affect SCI wintering birds, which rely on the site for foraging outside of their usual habitats.	Yes
Howth Head Coast SPA (site code: 004113)	Kittiwake (<i>Rissa tridactyla</i>) Howth Head Coast SPA National Parks & Wildlife Service Dated 20th August 2025	c. 11.4km northeast of the proposed development.	No pathways identified.	No
Ireland's Eye SPA (site code: 004117)	Cormorant (<i>Phalacrocorax carbo</i>), Herring Gull (<i>Larus argentatus</i>), Kittiwake (<i>Rissa tridactyla</i>), Guillemot (<i>Uria aalge</i>), Razorbill (<i>Alca torda</i>) Ireland's Eye SPA National Parks & Wildlife Service	c. 13.4km northeast of the proposed development.	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement impact from construction activities could	Yes

	Dated 20 th August 2025		negatively affect SCI wintering birds, which relay on the site for foraging outside of their usual habitats.	
Malahide Estuary SPA (site code: 004025)	Great Crested Grebe (<i>Podiceps cristatus</i>), Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Shelduck (<i>Tadorna tadorna</i>), Pintail (<i>Anas acuta</i>), Goldeneye (<i>Bucephala clangula</i>), Red-breasted Merganser (<i>Mergus serrator</i>), Oystercatcher (<i>Haematopus ostralegus</i>), Golden Plover (<i>Pluvialis apricaria</i>), Grey Plover (<i>Pluvialis squatarola</i>), Knot (<i>Calidris canutus</i>), Dunlin (<i>Calidris alpina</i>), Black-tailed Godwit (<i>Limosa limosa</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Redshank (<i>Tringa totanus</i>), Wetland and Waterbirds Malahide Estuary SPA National Parks & Wildlife Service Dated 20th August 2025	c. 15.7km northeast of the proposed development	Potential for some permanent loss of peripheral habitat suitable as ex situ foraging grounds for SCI wintering birds. Potential for disturbance and displacement impact from construction activities could negatively affect SCI wintering birds, which relay on the site for foraging outside of their usual habitats.	Yes

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

The proposed development has the possibility for significant effects on the following European sites, in the absence of mitigation, either arising from the project alone or in combination with other plans and projects, as a result of habitat loss and disturbance and displacement impacts: on South Dublin Bay and River Tolka Estuary SPA, North-west Irish Sea SPA, North Bull Island SPA, Baldoyle Bay SPA, Ireland's Eye SPA and Malahide Estuary SPA.

Sources of impact and likely significant effects are detailed in the Table below.

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
South Dublin Bay and River Tolka Estuary SPA (site code: 004024)	Indirect habitat loss and fragmentation. The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	There is potential for impacts on SCI species associated with SPA's to occur as a result of habitat loss/fragmentation. There is potential for construction activities to cause disturbance, or displacement impacts on SCI populations.
North Bull Island SPA (site code: 004006)	Indirect habitat loss and fragmentation.	There is potential for impacts on SCI species associated

	The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	with SPA's to occur as a result of habitat loss/fragmentation. There is potential for construction activities to cause disturbance, or displacement impacts on SCI populations.
North West Irish Sea SPA (site code: 004236)	Indirect habitat loss and fragmentation. The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI	There is potential for impacts on SCI species associated with SPA's to occur as a result of habitat loss/fragmentation. There is potential for construction activities to cause

	bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	disturbance, or displacement impacts on SCI populations.
Baldoyle Bay SPA (site code: 004016)	Indirect habitat loss and fragmentation. The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	There is potential for impacts on SCI species associated with SPA's to occur as a result of habitat loss/fragmentation. There is potential for construction activities to cause disturbance, or displacement impacts on SCI populations.
Ireland's Eye SPA (site code: 004117)	Indirect habitat loss and fragmentation. The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of	There is potential for impacts on SCI species associated with SPA's to occur as a result of habitat loss/fragmentation.

	amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	There is potential for construction activities to cause disturbance, or displacement impacts on SCI populations.
Malahide Estuary SPA (site code: 004025)	Indirect habitat loss and fragmentation. The playing pitch amenity grassland area is suitable to support SCI wintering bird species and there are historical records of such species being present within the site. The construction compound will result in the temporary loss of marginal areas of amenity grassland, the majority of the area will be returned to its former condition but there will be permanent loss of a small area of amenity grassland, appropriately 2m in the overall length of the playing pitch. Disturbance and displacement impacts. The area of amenity grassland is suitable for use by SCI bird species as an ex-situ site. Therefore, there is a potential for SCI species to be disturbed and displaced from foraging within the site for the duration of construction.	There is potential for impacts on SCI species associated with SPA's to occur as a result of habitat loss/fragmentation. There is potential for construction activities to cause disturbance, or displacement impacts on SCI populations.
Yes	Likelihood of significant effects from proposed development (alone):	
	Yes	
Yes	Possibility of significant effects (alone) in view of the conservation objectives of the site.	

	Yes
Step 4 Conclude if the proposed development could result in likely significant effects on a European site.	
It is not possible to exclude the possibility that proposed development alone would result in significant effects on South Dublin Bay and River Tolka Estuary SPA, North-west Irish Sea SPA, North Bull Island SPA, Baldoyle Bay SPA, Ireland's Eye SPA and Malahide Estuary SPA. from effects associated with the temporary construction compound located on amenity grassland which could offer suitable foraging habitat for SCI bird species. An appropriate assessment is required on the basis of the possible effects of the project 'alone'. Further assessment in combination with other plans and projects is not required at the screening stage. Proceed to AA.	

Appendix C – Appropriate Assessment Determination

Appropriate Assessment

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

Taking account of the preceding screening determination, the following is an appropriate assessment of the implications of the proposed development of the construction of a 4-storey learning centre as an extension to the school and all associated site works in view of the relevant conservation objectives of South Dublin Bay and River Tolka Estuary SPA, North-west Irish Sea SPA, North Bull Island SPA, Baldoyle Bay SPA, Ireland's Eye SPA and Malahide Estuary SPA based on scientific information provided by the applicant and considering expert opinion set out in observations on nature conservation.

The information relied upon includes the following:

- Natura Impact Statement prepared by Scott Cawley.

I am satisfied that the information provided is adequate to allow for Appropriate Assessment. I am satisfied that all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.

Submissions/observations

The Planning Report notes that 5no. Special Conservation Interest species were recorded foraging within the proposed development, however, given the low below the National and International thresholds, in conjunction with the "lack of any consistent or significant use of The site by SCI species", Scott Cawley stated that 'no adverse effects on the integrity of Nearby designated sites or their conservation objectives are anticipated'

No response was received from Biodiversity Department.

The Planning Authority have determined that the proposed development will not significantly impact upon a Natura 2000 site, on the basis of information submitted.

NAME OF SAC/ SPA (SITE CODE):

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)

- Malahide Estuary SPA (Site Code: 004025)

Summary of Key issues that could give rise to adverse effects (from screening stage):

- (i) Habitat loss and fragmentation
- (ii) Disturbance and displacement impact

See Table 5 of the submitted NIS

Qualifying Interest features likely to be affected	Conservation Objectives Targets and attributes (summary-inserted)	Potential adverse effects	Mitigation measures (summary) NIS Section, Table 5
South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)			
Light-bellied Brent Goose (Branta bernicla hrota) [A046], Oystercatcher (Haematopus ostralegus) [A130], Ringed Plover (Charadrius hiaticula) [A137], Knot (Calidris canutus) [A143], Sanderling (Calidris alba) [A144], Dunlin (Calidris alpina alpina) [A149], Bar-tailed Godwit (Limosa lapponica) [A157], Redshank (Tringa totanus) [A162], Black-headed Gull	To maintain the favourable conservation condition of the special conservation interests of the SPA, which is defined as follows: Population trend/Percentage change/Long term population trend stable or increasing. Distribution/Range, timing and intensity of use of areas/No significant decrease in the range, timing and intensity of use of areas by all of the above-named species, other than that occurring from natural patterns of variation	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of South Dublin Bay and River Tolka Estuary SPA, in light of their conservation objectives, as a consequence of the	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.

(Chroicocephalus ridibundus) [A179] Note: Grey Plover (Pluvialis squatarola) [A141] is proposed for removal from the list of SCIs for the site so no site- specific conservation objective is included for the species		disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.		
North Bull Island SPA (Site Code: 004006)				
Light-bellied Brent Goose (Branta bernicla hrota) [A046], Shelduck (Tadorna tadorna) [A048], Teal (Anas crecca) [A052], Pintail (Anas acuta) [A054], Shoveler (Anas clypeata) [A056], Oystercatcher (Haematopus ostralegus) [A130], Golden Plover (Pluvialis apricaria) [A140], Grey Plover (Pluvialis squatarola) [A141], Knot (Calidris canutus) [A143], Sanderling	To maintain the favourable conservation condition of the special conservation interests of the SPA, which is defined as follows: Population trend/Percentage change/Long term population trend stable or increasing. Distribution/Range, timing and intensity of use of areas/No significant decrease in the range, timing and intensity of use of areas by all of the above-named species, other than that occurring from natural patterns of variation	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of North Bull Island SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.	

(<i>Calidris alba</i>) [A144], Dunlin (<i>Calidris alpina 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]		sites due to increased levels of disturbance		
North-west Irish Sea SPA (Site Code: 004236)				
Common Scoter <i>Melanitta nigra</i> , [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> [A182] Common Gull <i>Larus canus</i> ; [A187] Great Black-backed Gull <i>Larus marinus</i> , [A001] Red-throated Diver <i>Gavia stellata</i> , [A003] Great Northern Diver <i>Gavia immer</i> ; [A065]	To maintain the favourable conservation condition of the Special Conservation Interests of the SPA, which is defined as follows: Non-breeding population size / Number / No significant decline. Spatial distribution / Hectares, time and intensity of use / Sufficient number of locations, area, and availability (in terms	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will	

Common Scoter Melanitta nigra and [A862] Little Gull Hydrocoleus minutus;	of timing and intensity of use) of suitable habitat to support the population. Forage spatial distribution, extent and abundance / Location and hectares, and forage biomass / Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target. Disturbance across the site / Intensity, frequency, timing and duration / The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution. Barriers to connectivity and site use / Number; location; shape; area (hectares) / The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically	population of North-west Irish Sea SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	reduce disturbance and prevent displacement during the construction of the proposed development.	
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	important sites outside the SPA.			
[A017] Cormorant Phalacrocorax carbo; [A018] Shag Phalacrocorax aristotelis; [A204] Puffin Fratercula arctica, [A009] Fulmar Fulmarus glacialis, [A188] Kittiwake Rissa tridactyla; [A184] Herring Gull Larus argentatus	To maintain the favourable conservation condition of the Special Conservation Interest of the SPA, which is defined as follows: Breeding Population Size / Number / Long term population trend within the SPA is stable or increasing. Spatial distribution / Hectares, time and intensity of use / Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population. Forage spatial distribution, extent, abundance and availability / Location and hectares, and forage biomass / Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target. Disturbance across the site / Intensity, frequency, timing and duration / The	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of North-west Irish Sea SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.	

	intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution. Barriers to connectivity / Number; location; shape; area (hectares) / The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA.			
Lesser Black-backed Gull Larus fuscus	To maintain the favourable conservation condition of the Special Conservation Interest of the SPA, which is defined as follows: Population trend / Percentage change / Long term population trend stable or increasing. Distribution / Range, timing and intensity of use of areas / No significant decrease in the range, timing or intensity of use of areas by lesser	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of North-west Irish Sea SPA, in	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent	

	blackbacked gull, other than that occurring from natural patterns of variation. Disturbance at the breeding site/ Level of impact/ No significant increase	light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	displacement during the construction of the proposed development.	
Baldoyle Bay SPA (Site Code: 004016)				
Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046], Shelduck <i>Tadorna tadorna</i> [A048], Ringed Plover <i>Charadrius hiaticula</i> [A137], Golden Plover <i>Pluvialis apricaria</i> [A140], Grey Plover <i>Pluvialis squatarola</i> [A141], Bar-tailed Godwit <i>Limosa lapponica</i> [A157]	To maintain the favourable conservation condition of the special conservation interests of the SPA, which is defined as follows: Population trend/Percentage change/Long term population trend stable or increasing. Distribution/Range, timing and intensity of use of areas/No significant decrease in the range, timing and intensity of use of areas by all of the above-named species, other than that occurring from natural patterns of variation.	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of Baldoyle Bay SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.	
Ireland's Eye SPA (Site Code: 004117)				
Cormorant <i>Phalacrocorax carbo</i> ; [A184] Herring Gull	There is no site-specific conservation objectives document available for this	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for	The mitigation measures presented in Section 7.1.9 in respect of retaining	

Larus argentatus, [A188] Kittiwake Rissa tridactyla	SPA. Therefore, the attributes, measures and targets below have been developed based on the specific conservation objectives available for North-west Irish Sea SPA [004236] To maintain the favourable conservation condition of the Special Conservation Interest of the SPA, which is defined as follows: Breeding Population Size / Number / Long term population trend within the SPA is stable or increasing. Spatial distribution / Hectares, time and intensity of use / Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population. Forage spatial distribution, extent, abundance and availability / Location and hectares, and forage biomass / Sufficient number of locations, area of suitable habitat and	SCI birds in inland feeding sites. There is potential for impacts to occur on any SCI bird species population of Baldoyle Bay SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.	
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	available forage biomass to support the population target. Disturbance across the site / Intensity, frequency, timing and duration / The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution. Barriers to connectivity / Number; location; shape; area (hectares) / The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA			
Malahide Estuary SPA (Site Code: 004025)				
Great Crested Grebe (<i>Podiceps cristatus</i>) [A005], Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046], Shelduck (<i>Tadorna tadorna</i>) [A048], Pintail (<i>Anas acuta</i>) [A054],	To maintain the favourable conservation condition of the special conservation interests of the SPA, which is defined as follows: Population trend/Percentage change/Long term	The potential for habitat loss/fragmentation could result in the loss of feeding habitat for SCI birds in inland feeding sites.	The mitigation measures presented in Section 7.1.9 in respect of retaining amenity grassland will reduce the impact on SCI bird using the SPA territory and also ensure the inland feeding site continues to be	

Goldeneye (Bucephala clangula) [A067], Red-breasted Merganser (Mergus serrator) [A069], Oystercatcher (Haematopus ostralegus) [A130], Golden Plover (Pluvialis apricaria) [A140], Grey Plover (Pluvialis squatarola) [A141], Knot (Calidris canutus) [A143], Dunlin (Calidris alpina alpina) [A149], Black-tailed Godwit (Limosa limosa) [A156], Bar-tailed Godwit (Limosa lapponica) [A157], Redshank (Tringa totanus) [A162]	population trend stable or increasing. Distribution/Range, timing and intensity of use of areas/No significant decrease in the range, timing and intensity of use of areas by all of the above-named species, other than that occurring from natural patterns of variation.	There is potential for impacts to occur on any SCI bird species population of Malahide Estuary SPA, in light of their conservation objectives, as a consequence of the disturbance and/or displacement from inland feeding/roosting sites due to increased levels of disturbance.	available for SCI bird species. The mitigation measures presented in Section 7.1.9 will reduce disturbance and prevent displacement during the construction of the proposed development.
The above table is based on the documentation and information provided on the file and I am satisfied that the submitted NIS has identified the relevant attributes and targets of the Qualifying Interests.			
Assessment of issues that could give rise to adverse effects view of conservation objectives (i) Habitat Loss The construction will result in the temporary loss of an area of amenity grassland habitat to facilitate a construction compound on the northwest end of the site and a haul route from the compound along the western boundary to the school building.			

Mitigation measures and conditions

The alteration of the amenity grassland shall be undertaken outside the wintering bird season (October-March) before the arrival of any SCI wintering bird species.

The temporary land take will be kept to the minimum feasible area and will be fenced off at the outset of works and for the duration of construction in accordance with accepted landscaping protocols.

Machinery/plant will be confined to the construction compound, haul route and existing hardstanding areas.

No vehicles will be allowed to track through retained areas of amenity grassland.

The majority of the grassland will be returned to amenity grassland once construction is complete, with a small reduction of 2 metres of the overall length of the playing pitch.

(ii) Disturbance and Displacement

The construction will result in the temporary loss of an area of amenity grassland habitat to facilitate a construction compound on the northwest end of the site and a haul route from the compound along the western boundary to the school building and this will potentially disturb and displace any foraging birds which use the site.

Mitigation Measures and conditions

During Construction:

- Establishment of the construction compound and haul road to take place outside of the wintering bird season (October to March).
- Screening of the construction compound and haul road to be in place prior to the arrival of wintering birds. Screening to be retained on all sides of the compound and haul road for the duration of works.
- Demolition of the buildings will be undertaken outside of wintering bird season.
- Normal construction working hours will correspond with daylight working hours.

During Operation:

- The design of the lighting will ensure that light-spill will not occur in the direction of the playing pitch. Mitigation measures to reduce light spill will include the following:
 - o The use of sensor/timer triggered lighting.
 - o LED luminaries to be used where practicable due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
 - o Column heights to be considered to minimise light spill ie. 6m.
 - o Accessories such as baffles, hoods or louvres to be used to reduce light spill and direct it only where needed; and,
 - o The height of lighting columns will not be excessively tall thereby acting as an obstacle to low flying birds moving between feeding sites. The design

of the lighting shall ensure that light-spill will not occur in the direction of the amenity grassland.

In-combination effects

I am satisfied that in-combination effects has been assessed adequately in the NIS. The proposed development has been assessed as part of the overall project and no other plans and projects could combine to generate significant effects when mitigation measures are considered. I am satisfied that the applicant has demonstrated that no significant residual effects will remain post the application of mitigation measures.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, **or in combination with other plans and projects**, will not adversely affect the integrity of this European site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for the European sites considered in the Appropriate Assessment. No direct impacts are predicted. Indirect impacts would be temporary in nature and mitigation measures will be implemented to reduce any potential impact. Monitoring measures are also proposed to ensure compliance and effective management of measures. I am satisfied that the mitigation measures proposed to prevent adverse effects have been assessed as effective and can be implemented and conditioned if permission is granted.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation objectives of the

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)
- Malahide Estuary SPA (Site Code: 004025)

Adverse effects on site integrity can be excluded, and no reasonable scientific doubt remains as to the absence of such effects.

Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on:

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)
- Malahide Estuary SPA (Site Code: 004025)

In view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required.

Following an examination, analysis and evaluation of the NIS all associated material submitted, I consider that adverse effects on site integrity of the:

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)
- North-west Irish Sea SPA (Site Code: 004236)
- North Bull Island SPA (Site Code: 004006)
- Baldoyle Bay SPA (Site Code: 004016)
- Ireland's Eye SPA (Site Code: 004117)
- Malahide Estuary SPA (Site Code: 004025)

can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- Effectiveness of mitigation measures proposed including supervision and monitoring and integration into CEMP ensuring smooth transition of obligations to eventual contractor.
- Application of planning conditions to ensure application of these measures.
- The proposed development will not affect the attainment of conservation objectives for the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), North-west Irish Sea SPA (Site Code: 004236), North Bull Island SPA (Site Code: 004006, Baldoyle Bay SPA (Site Code: 004016), Ireland's Eye SPA (Site Code: 004117) or Malahide Estuary SPA (Site Code: 004025).