

St Edmundsbury Hospital

Screening for Appropriate Assessment

April 2026

Project number: 2023s0007

The Governors of Saint Patrick's Hospital

A large, abstract graphic on the right side of the page consisting of several overlapping, diagonal bands of parallel lines. The colors used are light blue, lime green, and white. The bands are arranged in a way that creates a sense of depth and movement, starting from the top right and extending towards the bottom left.

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This report describes work commissioned by The Governors of Saint Patrick's Hospital, by a letter dated 15/12/2022. Michael Coyle of JBA Consulting carried out this work.

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Purpose

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Contents

1	Introduction	1
1.1	Background	1
1.2	Legislative Context	1
1.3	Appropriate Assessment Process	1
1.3.1	Stage 1 - Screening for AA	2
1.3.2	Stage 2 - AA	2
1.3.3	Stage 3 - Procedure under Article 6(4)	2
1.3.4	Recent judgements of the Court of Justice of the European Union (CJEU) and how they are used in this assessment	3
1.4	Methodology	3
1.4.1	Screening Methods	4
1.4.2	Likely Significant Effect Test	4
1.4.3	Desktop study	4
1.4.4	Ecological Site Survey	5
1.4.5	In-combination Assessment	5
1.5	Competent persons	5
1.6	Limitations and constraints	5
2	Project Description	6
2.1	The 'Project'	6
2.2	Site location	6
2.3	Project Description	6
2.3.1	Excavation Depths	8
2.3.2	Construction Duration	8
2.3.3	Drainage layout	8
2.4	Zone of Influence (Zoi)	9
3	Existing Environment	11
3.1	Baseline conditions	11
3.2	Habitats	11
3.2.1	Stone walls and other stonework (BL1)	12
3.2.2	Buildings and artificial surfaces (BL3)	13
3.2.3	Recolonising bare ground / Scrub (ED3 / WS1)	14
3.2.4	Spoil and bare ground / Dry meadows and grassy verges (ED2 / GS2)	14
3.2.5	Drainage ditches (FW4)	14
3.2.6	Improved agricultural grassland / Dry meadows and grassy verges (GA1/GS2)	15
3.2.7	Amenity grassland (improved) (GA2)	16
3.2.8	Dry meadows and grassy verges (GS2)	16
3.2.9	Dry meadows and grassy verges / Scrub (GS2 / WS1)	17
3.2.10	(Mixed) broadleaved woodland (WD1)	17
3.2.11	(Mixed) broadleaved / conifer woodland (WD2)	19
3.2.12	Scattered trees and parkland (WD5)	19
3.2.13	Hedgerow (WL1)	19
3.2.14	Treelines (WL2)	19
	Fauna recorded within these linear habitats included Feral Pigeon; Blackbird; Blackcap; Song Thrush; Long-tailed Tit; Great Tit; Wren; Robin; Blue Tit; Goldcrest; Dunnock; Linnet; and Wood Pigeon	19
3.2.15	Scrub (WS1)	19
3.3	Protected Flora	20
3.4	Protected Fauna	20
3.5	Protected Species from NBDC Database	20
3.6	Invasive Non-native Species	21
3.7	Waterbodies within the Vicinity of the Proposed Site	21
3.8	Groundwater	24
4	Natura 2000 Sites	27

5	Other Relevant Plans and Projects	32
5.1	Cumulative Effects	32
5.2	Plans	32
5.2.1	South Dublin County Development Plan 2022-2028	32
5.2.2	Greater Dublin Drainage Strategy	32
5.2.3	Third Cycle River Basin Management Plan for Ireland 2022-2027	33
5.3	Other Projects	33
5.4	Summary	37
6	Screening Assessment	38
6.1	Introduction	38
6.2	Assessment Criteria	38
6.2.1	Description of the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites	38
6.2.2	Surface Water Pathways	38
6.2.3	Groundwater	39
6.2.4	Cumulative Impact	40
6.2.5	Summary	40
6.2.6	Description of likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites	40
6.2.7	Description of likely changes to the Natura 2000 sites	43
6.2.8	Description of likely impacts on the Natura 2000 sites as a whole	43
6.2.9	Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is unknown	44
6.3	Concluding Statement	44
1	Introduction 1	ii
1.1	Background 1	ii
1.2	Legislative Context 1	ii
1.3	Appropriate Assessment Process 1	ii
1.3.1	Stage 1 - Screening for AA 2	ii
1.3.2	Stage 2 - AA 2	ii
1.3.3	Stage 3 - Procedure under Article 6(4) 2	ii
1.3.4	Recent judgements of the Court of Justice of the European Union (CJEU) and how they are used in this assessment 3	ii
1.4	Methodology 3	ii
1.4.1	Screening Methods 4	ii
1.4.2	Likely Significant Effect Test 4	ii
1.4.3	Desktop study 4	ii
1.4.4	Ecological Site Survey 5	ii
1.4.5	In-combination Assessment 5	ii
1.5	Competent persons 5	ii
1.6	Limitations and constraints 5	ii
2	Project Description 6	ii
2.1	The 'Project' 6	ii
2.2	Site location 6	ii
2.3	Project Description 6	ii
2.3.1	Excavation Depths 8	ii
2.3.2	Construction Duration 8	ii
2.3.3	Drainage layout 8	ii
2.4	Zone of Influence (Zol) 9	ii
3	Existing Environment 11	ii
3.1	Baseline conditions 11	ii
3.2	Habitats 11	ii
3.2.1	Stone walls and other stonework (BL1) 12	ii
3.2.2	Buildings and artificial surfaces (BL3) 13	ii

3.2.3	Recolonising bare ground / Scrub (ED3 / WS1) 14	ii
3.2.4	Spoil and bare ground / Dry meadows and grassy verges (ED2 / GS2) 14	ii
3.2.5	Drainage ditches (FW4) 14	ii
3.2.6	Improved agricultural grassland / Dry meadows and grassy verges (GA1/GS2) 15	ii
3.2.7	Amenity grassland (improved) (GA2) 16	ii
3.2.8	Dry meadows and grassy verges (GS2) 16	ii
3.2.9	Dry meadows and grassy verges / Scrub (GS2 / WS1) 17	ii
3.2.10	(Mixed) broadleaved woodland (WD1) 17	ii
3.2.11	(Mixed) broadleaved / conifer woodland (WD2) 19	ii
3.2.12	Scattered trees and parkland (WD5) 19	ii
3.2.13	Hedgerow (WL1) 19	ii
3.2.14	Treelines (WL2) 19	ii
	Fauna recorded within these linear habitats included Feral Pigeon; Blackbird; Blackcap; Song Thrush; Long-tailed Tit; Great Tit; Wren; Robin; Blue Tit; Goldcrest; Dunnock; Linnets; and Wood Pigeon.	19ii
3.2.15	Scrubs (WS1) 19	ii
3.3	Protected Flora 20	ii
3.4	Protected Fauna 20	ii
3.5	Protected Species from NBDC Database 20	ii
3.6	Invasive Non-native Species 21	ii
3.7	Waterbodies within the Vicinity of the Proposed Site 21	ii
3.8	Groundwater 24	ii
4	Natura 2000 Sites 27	ii
5	Other Relevant Plans and Projects 32	iii
5.1	Cumulative Effects 32	iii
5.2	Plans 32	iii
5.2.1	South Dublin County Development Plan 2022-2028 32	iii
5.2.2	Greater Dublin Drainage Strategy 32	iii
5.2.3	Third Cycle River Basin Management Plan for Ireland 2022-2027 33	iii
5.3	Other Projects 33	iii
5.4	Summary 37	iii
6	Screening Assessment 38	iii
6.1	Introduction 38	iii
6.2	Assessment Criteria 38	iii
6.2.1	Description of the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites 38	iii
6.2.2	Surface Water Pathways 38	iii
6.2.3	Groundwater 39	iii
6.2.4	Cumulative Impact 40	iii
6.2.5	Summary 40	iii
6.2.6	Description of likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites 40	iii
6.2.7	Description of likely changes to the Natura 2000 sites 43	iii
6.2.8	Description of likely impacts on the Natura 2000 sites as a whole 43	iii
6.2.9	Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is unknown 44	iii
6.3	Concluding Statement 44	iii
1	Introduction	1
1.1	Background	1
1.2	Legislative Context	1
1.3	Appropriate Assessment Process	1
1.4	Methodology	3
1.5	Competent persons	5
1.6	Limitations and constraints	5
2	Project Description	6
2.1	The 'Project'	6
2.2	Site location	6

2.3	Project Description	6
2.4	Zone of Influence (Zol).....	9
3	Existing Environment	11
3.1	Baseline conditions	11
3.2	Habitats	11
3.3	Protected Flora.....	20
3.4	Protected Fauna.....	20
3.5	Protected Species from NBDC Database	20
3.6	Invasive Non-native Species.....	21
3.7	Waterbodies within the Vicinity of the Proposed Site	21
3.8	Groundwater	24
4	Natura 2000 Sites	27
5	Other Relevant Plans and Projects	32
5.1	Cumulative Effects	32
5.2	Plans	32
5.3	Other Projects	33
5.4	Summary.....	37
6	Screening Assessment.....	38
6.1	Introduction	38
6.2	Assessment Criteria	38
6.3	Concluding Statement.....	44
	Appendices	I
A	Site Layout Plan.....	I
B	Surface Water Drainage	II
C	Foul Water Drainage.....	V
D	Habitat Map	VII
E	NBDC Records	VIII
	References.....	I

List of Figures

Figure 2-1: Site location and boundary (© OpenStreetMap contributors, 2026)	6
Figure 3-1: Habitat Map (© OpenStreetMap contributors, 2026)	12
Figure 3-2: Stone wall extending between the woodland and grassland sections of the site, containing holes appropriate for solitary and mason bees.....	13
Figure 3-3: Stone wall ruins in the centre of the site	13
Figure 3-4: A mosaic of recolonising habitat and scrub containing deadwood and sparse vegetation cover	14
Figure 3-5: A section of the ditch located in the north-east of the site	15
Figure 3-6: The main grassland area along the western stone wall boundary.....	16
Figure 3-7: The entryway road with the section of amenity grassland	16
Figure 3-8: Dry meadow located in the north-eastern section site	17
Figure 3-10: Scrubland located in the south-west of the site.	20
Figure 3-11: Local river waterbodies and sub-catchments (© OpenStreetMap contributors, 2026)	23
Figure 3-12: Hydrological connection to Dublin Bay (© OpenStreetMap contributors, 2026)	24
Figure 3-13: Groundwater bodies in the vicinity of site (© OpenStreetMap contributors, 2026)	25
Figure 4-1: Site location and Natura 2000 sites, plus the extended hydrological connection (© OSM, 2026)	28
Figure 5-1: Changes in quality of river waterbodies in the Liffey and Dublin Bay catchment since 2007 (EPA, 2024)	33

List of Tables

Table 3-1: Habitats recorded during site visit.	11
Table 3-2: SCI species found within the custom polygon in the desktop study	21
Table 3-3: INNS recorded within or adjacent to the proposed development's boundary ...	21
Table 3-4: INNS recorded within 2km radius to the site of the proposed works	21
Table 3-5: WFD status and risk of local watercourses.	23
Table 4-1: Natura 2000 sites located within the Zone of Influence (Zol) of the proposed development.	27
Table 4-2: Site briefs; Qualifying Interests; and project-relevant threats /pressures and their impacts and sources in relation to the Natura 2000 sites within the Zol (including hydrological connectivity extension).....	29
Table 5-1: Projects granted planning permission since 2022 in vicinity of the proposed site	34

Abbreviations

AA	Appropriate Assessment
CJEU	Court of Justice of the European Union
CIEEM	Chartered Institute of Ecology and Environmental Management
DEHLG	Department of Environment, Heritage and Local Government
EC	European Communities
EPA	Environmental Protection Agency
EU	European Union
GSI	Geological Survey Ireland
INNS	Invasive Non-native Species
IROPI	Imperative Reasons of Over-riding Public Interest
NBDC	National Biodiversity Data Centre
NOx	Nitrogen Oxides
NPWS	National Parks and Wildlife Service
OPR	Office of the Planning Regulator
QI	Qualifying Interest
RBMP	River Basin Management Plan
SAC	Special Area of Conservation
SDCC	South Dublin County Council
SPA	Special Protection Area
WFD	Water Framework Directive
WWTP	Waste Water Treatment Plant
Zol	Zone of Influence

1 Introduction

1.1 Background

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by The Governors of Saint Patrick's Hospital to prepare an Appropriate Assessment Screening Report for the proposed construction of hospital facilities in St. Edmundsbury estate in Lucan, Co. Dublin.

Screening for appropriate assessment is intended to be an initial examination which must be carried out by the Planning Authority or An Bord Pleanála as the competent authority. However, this screening is completed on behalf of the project proposer to show that likely significant effects have been considered in the project development and design, and where necessary progress with further assessment.

1.2 Legislative Context

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora, known as the 'Habitats Directive' - provides legal protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of European Community interest, at a favourable conservation status. Articles 3 - 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000 sites. Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79 / 409 / EEC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans or projects affecting Natura 2000 sites. Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4) deals with the steps that should be taken when it is determined, as a result of Appropriate Assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) states:

"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted."

Where the site concerned hosts a priority natural habitat type and / or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

The requirements of Articles 6(3) and 6(4) of the Habitats Directive have been transposed into Irish legislation by means of *inter alia* the European Communities (Birds and Natural Habitats) Regulations 2011-2015 (S.I. No. 477 / 2011) as amended.

1.3 Appropriate Assessment Process

Guidance on the Appropriate Assessment (AA) process was produced by the European Commission in 2002, which was subsequently developed into guidance specifically for Ireland by the Department of Environment, Heritage and Local Government (DEHLG) (2009, rev 2010). Office of the Planning Regulator (OPR) produced a Practice Note in 2021, PN01 - Appropriate Assessment Screening for Development Management (OPR, 2021). More recent guidance is contained in EC (2021) Assessment

of plans and projects in relation to Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. These guidance documents identify a staged approach to conducting an AA as shown in sections below.

1.3.1 Stage 1 - Screening for AA

The initial, screening stage of the Appropriate Assessment is to determine:

- whether the proposed plan or project is directly connected with or necessary for the management of the European designated site for nature conservation
- if it is likely to have a significant adverse effect on the European designated site, either individually or in combination with other plans or projects.

For those sites where, potential adverse impacts are identified, either alone or in combination with other plans or projects, further assessment is necessary to determine if the proposals will have an adverse impact on the integrity of a European designated site, in view of the site's conservation objectives (i.e., the process proceeds to Stage 2).

1.3.2 Stage 2 - AA

This stage requires a more in-depth evaluation of the plan or project, and the potential direct and indirect impacts of them on the integrity and interest features of the European designated site(s), alone and in combination with other plans and projects, taking into account the site's structure, function and conservation objectives. Where required, mitigation or avoidance measures will be suggested.

The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site(s) concerned. If this cannot be determined, and where mitigation cannot be achieved, then a derogation from Article 6(3) may be sought in Stage 3, in accordance with the provisions of Article 6(4).

1.3.3 Stage 3 - Procedure under Article 6(4)

Article 6(4) allows for exceptions to the general rule of 6(3). It is up to the authority to decide whether a derogation from Article 6(3) can be applied.

The provisions of Article 6(4) entail three key requirements that must be met and documented;

Step 1- Identification of alternative solutions

Step 2- Comparative assessment of the alternatives considered

Step 3- Examining imperative reasons of overriding public interest (IROPI)

This report is in support of a Stage 1 Screening for Appropriate Assessment..

1.3.4 Recent judgements of the Court of Justice of the European Union (CJEU) and how they are used in this assessment

The CJEU has been asked to issue rulings on development plans, which are used to inform this assessment.

The CJEU issued a ruling on the consideration of avoidance and reduction measures as a result of *People over Wind, Peter Sweetman v Coillte Teoranta (C-323/17)* [2018]. This judgement stated that measures intended to reduce or avoid effects on a Natura 2000 site should only be considered within the framework of an Appropriate Assessment, and it is not permissible to take into account such measures at the screening stage.

The decision of the CJEU in case *C-721/21 (Eco Advocacy CLG v An Bord Pleanála)*, delivered in June 2023, found that Article 6(3) of the Habitats Directive must be interpreted as meaning that: “in order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site.” (Para. 53(3) of the Judgement). This indicates that an AA screening can take into account “standard features”, i.e. all the constituent elements of that project inherent in it/elements that are incorporated into a projects design, not with the aim of reducing its negative effects (even where these have the effect of reducing harmful effects on a European site).

The CJEU ruling in *Grace & Sweetman (C-164/17)* [2018] clarified the difference between avoidance and reduction (mitigation) measures and compensation. Measures intended to compensate for the negative effects of a project cannot be taken into account in the assessment of the implications of a project and instead are considered under Article 6(4). This means that any project where an effect on the integrity of a Natura 2000 site remains and can only be offset by compensation, would need to proceed under Article 6(4), demonstrating “imperative reasons of overriding public interest”.

The CJEU ruling in the case of *Holohan v An Bord Pleanála (C-461/17)* [2018] also clarified the importance in Appropriate Assessment of taking into account habitat types and species outside the boundary of the Natura 2000 site where implications of the impacts on those habitat and species may impact the conservation objectives of the Natura 2000 site. In this assessment functionally linked and supporting habitat for species outside of Natura 2000 sites are assessed where they could potentially impact the conservation objectives of any Natura 2000 sites within the zone of Influence (Zol).

1.4 Methodology

The Screening for Appropriate Assessment has been prepared having regard to the Birds and Habitats Directives, the European Communities (Birds and Natural Habitats) Regulations 2011-15 as amended and relevant jurisprudence of the EU and Irish courts. The following documents have also been used to provide guidance for the assessment:

- DEHLG (2009 rev 2010) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DEHLG, 2009).
- Office of the Planning Regulator (2021) OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management (OPR, 2021).
- European Commission (EC) (2019) Managing Natura 2000 Sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC, OJ C, C/33, 25.01.2019, p. 1. (European Commission, 2019)
- EC (2021) Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC. (European Commission, 2021)
- EC (2022) Guidance document on assessment of plans and projects in relation to Natura 2000 sites - A summary (European Commission, 2022)
- EC (2021) Guidance document on the strict protection of species of Community interest under the Habitats Directive 92/43/EEC
- CIEEM (2024). Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater and Coastal, Second Ed. (Chartered Institute of Ecology and Environmental)

1.4.1 Screening Methods

This screening assessment uses the source-pathway-receptor (S-P-R) model as outlined in guidance (OPR, 2021). Using the source-pathway-receptor model allows for the potential significant effects to be eliminated if no viable source, pathway, or receptor is present.

The S-P-R method uses an examination of the construction methods or project description allows sources of impact to be determined. This also allows a zone of influence (ZoI) for the project to be generated based on the size, scale and nature of the works involved. The pathways for impact are also analysed to see if a functional pathway for impact is present. This report analyses three pathways: surface water, groundwater and land. Using information gathered from desk sources (e.g. mapped qualifying interests from the Conservation Objectives (CO) for the site) and from field surveys, receptors within the zone of influence are identified. In some cases, sensitive receptors may also play a role in determining the zone of influence. If any of the three parts to the model are not present (source-pathway-receptor) the potential for a likely significant effect from the project on the Natura 2000 network can be discounted.

Surface water pathways can result in impacts where material entering the surface water drainage are carried in this water to sites that are connected downstream and can therefore impact surface water bodies themselves, and surface water dependent species and habitats that rely on them.

Groundwater pathways can transmit impacts where there is contamination of water entering the groundwater body which is then discharged (sometimes over periods of several decades) and impacts groundwater dependent habitats and species that rely on them.

Land pathways are related to physical disturbance of habitats or species and generally only occur over short physical distances (this can also include habitats for aquatic species). Air pathways relate to the transport of material, generally dust and atmospheric pollution, via air movements that are subsequently deposited on habitats and species in or connected to the Natura 2000 Sites. Impacts on the presence of populations of species of conservation interest outside of the protected site are also considered here.

Detail on the surface water, groundwater and land pathways at the site are provided in Section 3: Existing Environment.

1.4.2 Likely Significant Effect Test

The test for AA Screening is whether the project could have a 'likely significant effect' on any Natura 2000 site. A likely significant effect is defined as any effect that could undermine the conservation objectives of a Natura 2000 site, either alone or in combination with other plans or projects. There must be a causal connection between the project and the qualifying interest of the site which could result in possible significant effects on the site. The likely significant effect test is a lower threshold for the screening assessment than 'adverse effect on site integrity' considered at Appropriate Assessment stage (Stage 2) as screening is intended to be a preliminary examination for potential effects.

The Zone of Influence was used to identify Natura 2000 sites that could be impacted by the project. For each of these sites, the Qualifying Interest (QI) or Special Conservation Interests (SCI) features and their associated conservation objectives were identified, and the possibility of likely significant effect was determined by a combination of location, ecological and hydrological connectivity, sensitivity of receptor and magnitude of the source of impact.

1.4.3 Desktop study

A desktop study was conducted of available published and unpublished information, along with a review of data available on the National Parks and Wildlife Service (NPWS) and National Biodiversity Data Centre (NBDC) web-based databases, in order to identify key habitats and species (including legally protected and species of conservation concern) that may be present within ecologically relevant distances from the project as explained below. The data sources below were consulted for the desktop study:

- Aerial photography available from www.osi.ie and Esri World Imagery.
- NPWS website (www.npws.ie) where Natura 2000 site synopses, data forms and conservation objectives were obtained along with Annex I habitat distribution data and status reports.
- River Basin Management Plans (<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/policy-information/river-basin-management-plan-2022-2027/>)
- NBDC Biodiversity Maps (maps.biodiversityireland.ie)

- Catchments (www.catchments.ie)
- Environmental Protection Agency Maps (<https://gis.epa.ie/EPAMaps>)
- Geological Survey Ireland (GSI) website (www.gsi.ie)
- GSI - Groundwater data viewer (<https://dcenr.maps.arcgis.com>)
- Planning Applications (myplan.ie)
- BSBI Plant Records (bsbi.org/maps)

1.4.4 Ecological Site Survey

To inform this AA Screening an ecological site survey was performed by JBA Ecologist, William Mulville and Michael Coyle on 1 February 2023 and subsequently on 13 June 2025.

The ecological walkover survey recorded habitats and protected species, following the methods outlined in the documents below:

- Heritage Council (2011). Best Practice Guidance for Habitat Survey and Mapping (Smith et al., 2011).
- Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes (NRA, 2009b).

Aerial photographs and site maps assisted the survey. Habitats have been classified and described following Fossitt (2000). Nomenclature for higher plants follows that given in The New Flora of the British Isles 4th Edition (Stace, 2019). Identification of Irish plants generally follows Webb's An Irish Flora (Parnell and Curtis, 2012).

1.4.5 In-combination Assessment

In relation to the assessment of potential of in-combination effects, where there is no effect at all via a pathway, there is no possibility of in-combination effects. Where potential likely significant effects are identified, the in-combination assessment is carried forwards to a Stage 2 Appropriate Assessment.

1.5 Competent persons

The assessment was prepared by Michael Coyle BA, MSc. Michael is an Ecologist with JBA Consulting and has three years' experience in ecological consultancy.

The assessment has been reviewed by William Mulville BSc (Hons), MSc, MCIEEM. William is a Senior Ecologist with JBA Consulting, with over 7 years' experience in ecological consultancy and is a Member of the Chartered Institute of Ecological and Environmental Management (CIEEM).

1.6 Limitations and constraints

The screening assessment necessarily relies on some assumptions, and it was inevitably subject to some limitations. These would not affect the conclusion, but the following points are recorded in order to ensure the basis of the assessment is clear:

- Information on the works and conditions on site are based on current knowledge at the time of writing. Changes to the site since this report was drafted cannot be accounted for.
- This assessment is based on the methodology for proposed works as described in this report. Where changes to methodology occur, an ecologist will need to be consulted to determine if the changes are likely to alter the ecological impacts and would therefore need reassessment.

2 Project Description

2.1 The 'Project'

The Proposed Project is not directly connected with, or necessary to the management of any Natura 2000 site and may have potential adverse impacts upon the Natura 2000 sites identified in Section 4. Therefore, the proposed project is subject to the requirements of the AA process.

2.2 Site location

The site of the development is located in area of St Edmundsbury Hospital, located north-east of Lucan Co. Dublin. The south border of the site runs by the Lucan Road (R835), and the site is approximately 60m east of the River Liffey (Liffey_180). The north boundary of the site is adjacent to a greenfield of agricultural land. St Andrew's National School and some farmhouse buildings border the south-east and east of the site boundary, the Village Montessori Pre-School borders the south-west of the site (Figure 2-1).

The site boundary is split into two distinct sections, divided by a woodland of the Liffey Valley proposed Natural Heritage Area. Within the area north of the woodland, is the historic building of St Edmundsbury house, and the existing St Edmundsbury Hospital. South of the woodland is an area of agricultural grassland.

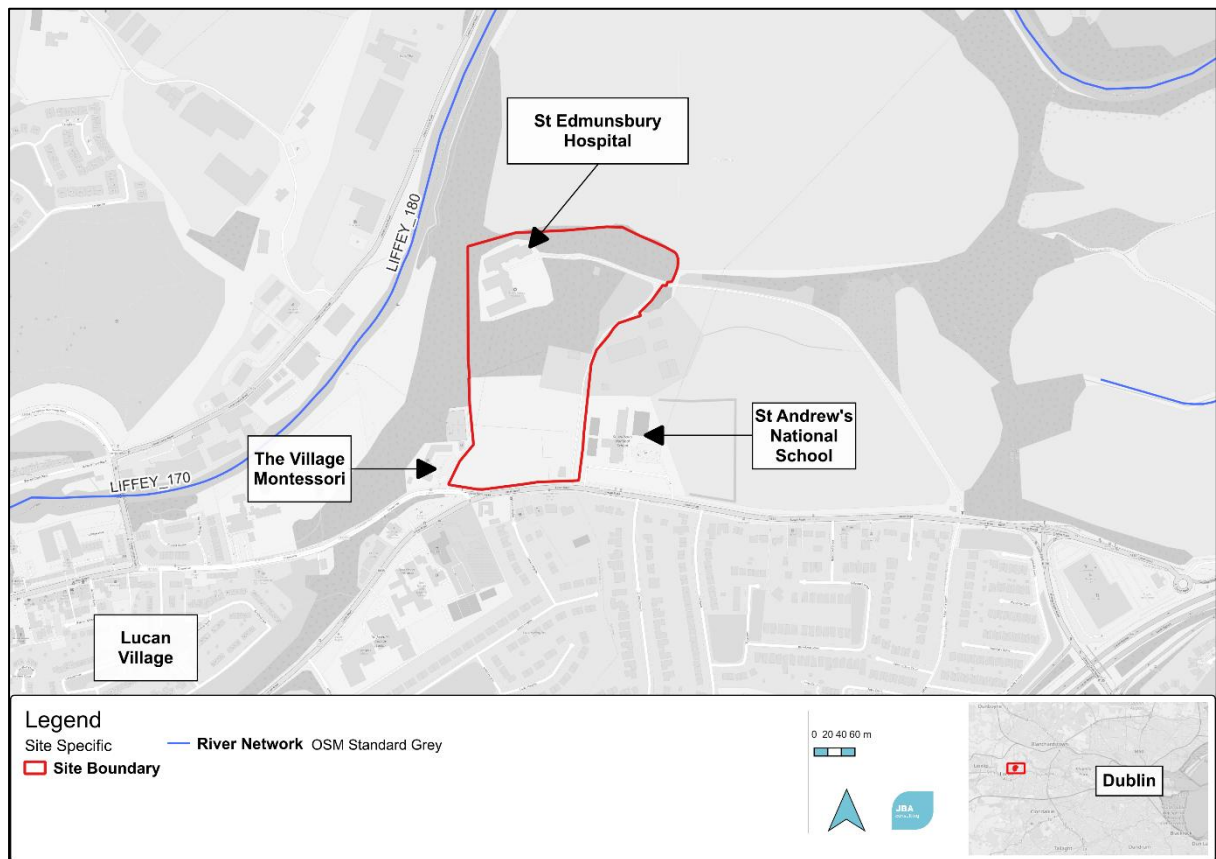


Figure 2-1: Site location and boundary (© OpenStreetMap contributors, 2026)

2.3 Project Description

In accordance with section 37E of the Planning and Development Act 2000, as amended, The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and

refurbished buildings is c. 19,251.90 sqm. Associated site development works will include the provision of 8,524 sqm public open space facilities, including public walking and cycling facilities.

The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sqm), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sqm) in its place, with façade remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sqm) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sqm). The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20sqm, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. In-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sqm in total); with c. 62lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures.

The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sqm) to provide a new consultancy suite (c. 599.50 sqm), including c. 71.5 sqm café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sqm) to form a maintenance facility building and associated offices (c. 374.00 sqm); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sqm) and construction of a new single storey energy centre building (c. 114.50 sqm), within the historic farmyard enclosure. In total, c. 210.80 sqm of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sqm and c. 60 sqm respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.

The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities; Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding.

The proposed development also includes private and secure patient gardens (c. 9,982 sqm); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128); Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sqm; EV charging facilities; 2 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.

The Site Layout Plan can be viewed in Appendix A.

2.3.1 Excavation Depths

The maximum excavation depth will be approximately 2.7 metres below the existing ground level.

Drainage

2.3.2 Construction Duration

Subject to approval, construction will commence at the start of Q1 in 2028 for a duration of 18 months.

2.3.3 Drainage layout

Surface Water Drainage

The proposed development will be connected to an existing 300mm diameter stormwater sewer located outside the existing entrance to the site. Details of the proposed surface water network and SuDS measures for the proposed development are shown in Appendix B on drawings 22203-JBB-00-XX-DR-C-01401 and 01402.

The foul and storm water sewer networks will be on separate systems. No surface water will be discharged into the foul sewer system.

Flows from the proposed development will be connected via SUDS measures (described below) and attenuated in the Stormtech subsurface detention/attenuation system and in the permeable paving for the 100-year critical storm event + 20% for climate change prior to discharge to the existing surface water network via the hydrocarbon interceptor. The Stormtech system, proposed in two locations, will have a total effective storage volume of 2374m³ and the Permeable Paving, which also is proposed in two locations, will have an effective storage volume of 558m³, providing a combined total effective storage volume of 2935m³. The attenuated runoff rate will be limited to 2l/sec/ha by means of a hydro-brake flow control device, located in manhole S1.2, for the 100-year critical storm.

The surface water drainage system shall be in accordance with the "Greater Dublin Regional Code of Practice for Drainage Works, Version 6, April 2006.

SuDS (Sustainable Urban Drainage Systems) are defined in the SuDS Manual, CIRIA 753, 2015 as follows:

"Drainage Systems that are considered to be environmentally friendly, causing minimum or no long-term detrimental impact"

The SuDS strategy for the development will provide a comprehensive approach to the management of surface water on the site both for water quality and water quantity. The treatment train approach has been adopted for the design of the surface water system for the development. This approach uses suitable SuDS measures in providing source control. The surface water treatment train is defined in Appendix A, Glossary, Volume 3, Environmental Management of the Greater Dublin Strategic Drainage Study.

Flows from the development will be limited to 7.2l/sec via 1 No. hydro-brake located within manhole S1.2 for the 1 in 100 Year critical storm event + 20% allowance for climate change in accordance with GSDS requirements.

The proposed SuDS source control measures for the Development are described separately below:

- The green roof for this development will be designed and supplied by an approved supplier and subject to the approval of the Engineer and the Water Services Department SDCC.
- The proposed green roof will be in accordance with the Green Roofs Guidance Document, South Dublin County Development Plan 2022 - 2028 and the SuDS Manual, CIRIA 753, 2015.
- Bioretention Areas/Tree Pits will be provided to cater for walkways.
- The Stormtech system will incorporate the following:
 - Pre-treatment control (deep sump manhole with a 90-degree bend on the outlet) upstream of the system.
 - Isolator row- patented technique for Total Suspended Solids (TSS) removal.
 - The pre-treatment and isolation systems are easily inspected and maintained (via the jet vac process). Further information on Stormtech is available on www.stormtech.com.
- A hydrocarbon interceptor will be provided for the proposed development.

- The surface water run-off from the Development will pass through a minimum of 2 SuDS devices. This treatment approach for the proposed DuDS measures meets the requirements of Volume 2, New Development, of the Greater Dublin Strategic Drainage Study.

The total area (hardstanding, roofs & permeable paving) which drains positively to the surface waternetwork is 23,218 sqm which preferably requires a 10mm interception storage volume of 232.2m³.

Proposed SuDS Devices and Interception storage will be provided by the following:

- Permeable Paving is proposed in the parking areas, totalling 5575 sqm. Fin Drain outlets from the permeable paving will be set at 50mm above the bed formation (assumed 30% voids) to achieve interception storage equivalent to 15mm storage depth.

The total interception volume provided in the permeable paving equals 84m³ (5575 x 0.05 x 0.3)

The untanked permeable paving will take advantage of available infiltration into the sub-soil and the interception storage provided is potentially higher than the 84m³ calculated. It is anticipated that any water below the fin drain invert will disperse through infiltration to subsoil or evaporation.

- The Green Roof is proposed over a total area of 13,241 sqm which equates to 90% of the overall roof area 14,414 sqm . The green roof will include a drainage mat which will provide a minimum of 10mm of interception storage per 1 sqm , allowing for a total interception storage of 132.4m³ (488 x 0.01) at roof level.

- The Stormtech system will provide an interception storage volume of 128.5m³ (i.e. 1397 m² (L x W) x 0.23D x 0.4Void Ratio) within the 230mm depth of stone below the Stormtech chambers. It is anticipated that any water within this layer of stone will infiltration to subsoil.

Foul Water Drainage

The proposed foul layout and connection point are shown in Appendix C in Drawing 22203-JBB-00-XX-DR-C-01401.

A Pre-Connection Enquiry was submitted to Irish Water on the 28th of November 2022. A Confirmation of Feasibility was received on the 17th of May 2023. It is noted that the CoF states that the foul connection is feasible without an infrastructure upgrade by Irish Water, to the network.

The proposed development will be connected to an existing 255mm diameter foul sewer located across Lucan Road from the existing entrance to the site.

Within the development, it is proposed to lay 255mm diameter foul drains at 1: 170, at a minimum gradient of 1 in 200 to achieve self-cleansing velocities.

All sewers on site will be uPVC pipes, which (incl. fittings) will comply with the provisions IS EN 1401 2009/2012. Pipes to be application area code "UD", Stiffness Class 8kN/m² and in accordance with Irish Water Standards.

The foul and storm sewer networks will be on separate systems. No surface water will be discharged into the foul sewer system.

Foul sewer construction will comply with the Irish Water Code of Practice and Standard Details.

Foul water from the site will ultimately be treated at the Ringsend Wastewater Treatment Plant (WWTP).

2.4 Zone of Influence (Zol)

The Zol is considered using the Source-Pathway-Receptor model (OPR, 2021), therefore only designated sites that are connected to the project site are recorded and assessed. This Zol uses the precautionary principle, as the work is primarily anticipated to only impact the footprint of the site. Connections are assessed for impacts relating to noise disturbance (500m - Cutts et al, 2013), air pollution (emissions and dust) (250m), and any SACs or SPAs beyond these distances that may have QI / SCI species that utilise habitats within these areas. The Zol for air pollution was considered as per the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (IAQM, 2024), including ex-situ habitats used by QI and/or SCI species associated with local Natura 2000 sites. The project will primarily affect the site only, but a wider Zol is used for impacts relating to the following:

- Surface water – any downstream hydrological connections to Natura 2000 site(s);
- Groundwater - determined by the underlying aquifer (Regionally Important Fissured Bedrock Aquifer – 5km within aquifer);
- Air (disturbance) - noise disturbance to supporting ex-situ habitat(s) of QI and/or SCI species within or adjacent to the site (500m);
- Air (emissions and dust) - air pollution (250m) using IAQM guidance and the precautionary principle; and
- Land – physical disturbance to supporting ex-situ habitat(s) of QI and/or SCI species within or adjacent to the site.

3 Existing Environment

3.1 Baseline conditions

The proposed development (construction of new hospital facilities) is located within a mosaic area of agricultural and meadow grassland, set within an urban environment. The site currently contains a large amount of scrubland and naturalising grasslands within the southern half of the site, with sections of abandoned farmland and the ruins of a chapel. The northern section of the site is mainly dominated by woodlands, with a patch of dry meadow to the north-east. The site is located approximately 60m east of the River Liffey.

3.2 Habitats

The site is comprised the grounds of St. Edmundsbury Hospital, and the agricultural buildings and grasslands to the south. The north section of the site itself is primarily composed of historic buildings, amenity grassland and woodland; with a protected woodland (Liffey Valley pNHA) in the centre of the site. Separated from the woodland by a large stone wall a grassland habitat dominates the southern section of the site. The Lucan Road (R835) runs along the south, walled boundary of the site, along with buildings on the south-west and south-east corners of the site.

A site survey was conducted by JBA Ecologists William Mulville and Michael Coyle on 1 February 2023 and June, July and August 2025. Habitats recorded are listed in Table 3-1 and an overview of habitats found on along the route is shown in Figure 3-1 (overleaf).

Table 3-1: Habitats recorded during site visit.

Habitat	Fossitt Code
Stone walls and other stonework	BL1
Buildings and artificial surfaces	BL3
Spoil and bare ground / Dry meadows and grassy verges	ED2/GS2
Recolonising bare ground / Scrub	ED3/WS1
Drainage ditches	FW4
Improved agricultural grassland / Dry meadows and grassy verges	GA1/GS2
Amenity grassland	GA2
Dry meadows and grassy verges	GS2
Dry meadows and grassy verges / Scrub	GS2/WS1
(Mixed) broadleaved woodland	WD1
Mixed broadleaved / conifer woodland	WD2
Scattered trees and parkland	WD5
Hedgerows	WL1
Treelines	WL2
Scrub	WS1

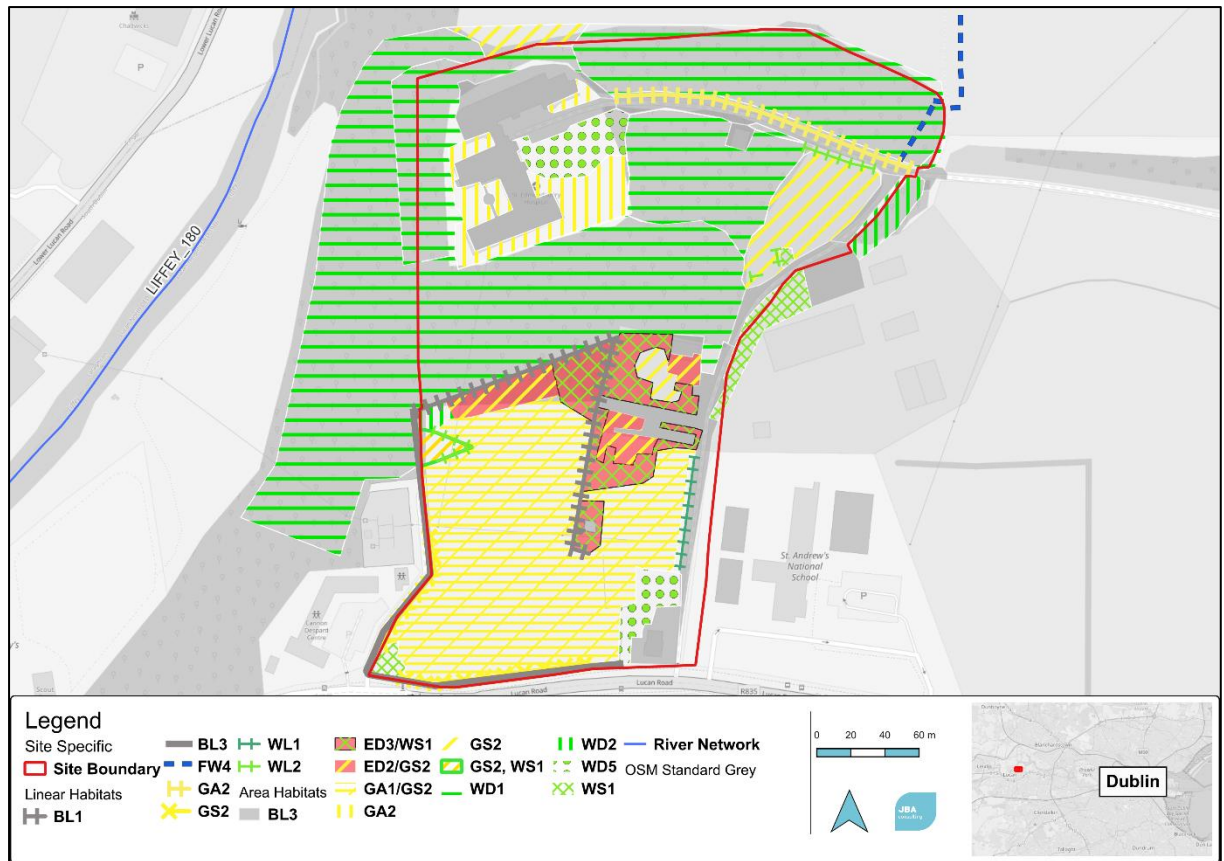


Figure 3-1: Habitat Map (© OpenStreetMap contributors, 2026)

3.2.1 Stone walls and other stonework (BL1)

There are large stone walls which divide the woodland, grassland and farmyard sections of the site. These walls contain numerous small holes that have the potential to support the nesting of solitary and mason bee species (Figure 3-2), however, observers did not note any bees utilising these holes during the ecological surveys. Shorter stone walls also extend along the western and southern boundaries of the grassland habitat within the southern half of the site. Modern stone walls are also present throughout sections of the farmyard area.

Historic stone buildings are located close to the centre of the grassland section, these structures are comprised of a belfry, and a couple of historic farm buildings, which have degraded to the extent that only the stone walls are left (remainder of farm buildings described in the following sub-section). These stone walls contained numerous potential bat roost features. These stone structures support a range of flora including Ivy *Hedera helix*; Bramble *Rubus fruticosus* (agg.); Red Valerian *Centranthus ruber*; Ivy-leaved Toadflax *Cymbalaria muralis*; Herb-Robert *Geranium robertianum*; Common Polypody *Polypodium vulgare*; Ivy Broomrape *Orobanche hederæ*; Ragwort *Jacobaea vulgaris*; Hedge Bindweed *Calystegia sepium*; Hart's-tongue Fern *Asplenium scolopendrium*; and a small number of young Elder *Sambucus nigra*.

These habitats contained medium-impact invasive species, namely Butterfly-bush *Buddleia davidii* and Sycamore saplings.

Small bird nests were also recorded within degraded gaps in the historic stone walls, though their occupants were not present during surveying. Bird species recorded along the stone walls included Robin *Erithacus rubecula*; Blackbird *Turdus merula*; Coal Tit *Periparus ater*; Bullfinch *Pyrrhula pyrrhula*; Siskin *Spinus spinus*; and Wood Pigeon *Columba palumbus*. Of the above species, the Robin and Blackbird are the most likely to have built/occupied the observed nests.

Other fauna recorded utilising this habitat included Common Pipistrelle *Pipistrellus pipistrellus*; Soprano Pipistrelle *Pipistrellus pygmaeus*, Leisler's Bat *Nyctalus leisleri*; Small Tortoiseshell butterfly *Aglaia urticae*; and Common Wasp *Vespula vulgaris*.



Figure 3-2: Stone wall extending between the woodland and grassland sections of the site, containing holes appropriate for solitary and mason bees



Figure 3-3: Stone wall ruins in the centre of the site

3.2.2 Buildings and artificial surfaces (BL3)

There are two main buildings within the northern section of the site, which include the historic St Edmundsbury house / hospital and the neighbouring single-storey ward. There are also footpaths, car parking and storage facilities present within this northern area of the site. Two roadways run from the north-east corner of the site, with one heading west towards the hospital, while the other heads south through the farmyard area and down to the site's southern border where it connects with the Lucan Road. Beside this site entrance are the two Dean Clinic buildings. All of the above buildings have bat roost potential.

Historic farm buildings, modern storage sheds and a paved farmyard area are present in the central area of the site. These buildings and the courtyard support a range of flora including Ivy; Red Valerian; Fairy Foxglove; Bramble; and invasive Butterfly-bush and Sycamore saplings.

These farmyard buildings support at least 20 bird nests (ground-based survey count), including Blackbird; Feral Pigeon *Columba livia domestica*; House Martin *Delichon urbicum* and Barn Swallow *Hirundo rustica*. The two latter bird species are currently Amber-listed birds of conservation concern in Ireland (BoCCI 2020-2026).

Other fauna observed utilising these habitats includes Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat; Wood Pigeon, Blackcap *Sylvia atricapilla*, Wren *Troglodytes troglodytes*, Jackdaw *Corvus monedula*, Magpie *Pica pica*; Common Wasp; White-tailed Bumblebee *Bombus lucorum*, Common Carder-bee *Bombus pascuorum*; and Small Tortoiseshell.

3.2.3 Recolonising bare ground / Scrub (ED3 / WS1)

There is a mosaic of recolonising bare ground and scrub located adjacent to the joining of the large eastern and northern stone wall sections, west of the farmyard area. The floral assemblage of this mosaic habitat contained Bramble; Spear Thistle *Cirsium vulgare*; Creeping Thistle *Cirsium arvense*; Ivy; Ivy Broomrape; Cleavers *Gallium aparine*; White Clover; Herb-Robert; Nettle *Urtica dioica*; Common Polypody; Hart's-tongue Fern; American Willowherb *Epilobium ciliatum*; Great Willowherb *Epilobium hirsutum*; Ash *Fraxinus excelsior*; Blackthorn *Prunus spinosa*; Dog-rose *Rosa canina*; and Elder saplings; and the invasive Butterfly-bush and Sycamore saplings (Figure 3-4).

Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat; Linnet *Linaria cannabina*; and White-tailed Bumblebee were observed utilising this mosaic habitat.



Figure 3-4: A mosaic of recolonising habitat and scrub containing deadwood and sparse vegetation cover

3.2.4 Spoil and bare ground / Dry meadows and grassy verges (ED2 / GS2)

There are patches of mosaiced bare ground and dry meadow habitats located within and adjacent to the farmyard area. These mosaiced habitats contained False Oat-grass *Arrhenatherum elatius*; Perennial Rye-grass *Lolium perenne*; White Clover *Trifolium repens*; Chickweed *Stellaria media*; Wood Avens *Geum urbanum*; Ragwort; Ivy; Ivy Broomrape; Herb-Robert; Red Valarian; Smooth Sowthistle *Sonchus oleraceus*; Dandelion *Taraxacum* spp.; Creeping Buttercup *Ranunculus repens*; Marsh Pennywort *Hydrocotyle vulgaris*; Colt's-foot *Tussilago farfara*; Common Plantain *Plantago major*; and Common Couch *Elytrigia repens*.

Fauna recorded within this habitat included Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat; Blackbird, House Martin, Barn Swallow, Rook *Corvus frugilegus*, Wren; Small Tortoiseshell; and Common Carder-bee.

3.2.5 Drainage ditches (FW4)

A drainage ditch is located within the woodland in the north-east of the proposed site (Figure 3-5). This ditch flows into the agricultural grassland to the north of the site, where it continues downstream towards the River Liffey. As there were no instream flora present, its flora diversity matches that of the woodland floor, with Ivy; Male-fern *Dryopteris filix-mas*; Hart's-tongue Fern and moss species growing along the

banks of the ditch. The ditch itself mainly contains silt sediment, with sporadic patches of cobble and gravel, as well as a notable amount of woodland detritus.

Blackbird, Blackcap, and Pheasant *Phasianus colchicus* were recorded utilising this aquatic habitat by surveyors.



Figure 3-5: A section of the ditch located in the north-east of the site

3.2.6 Improved agricultural grassland / Dry meadows and grassy verges (GA1/GS2)

The majority of the grassland section of the site includes an improved grassland, which has been gradually naturalising, over the course of the multi-year surveys on-site. Floral species recorded within this grassland habitat included Perennial Rye-grass; Yorkshire Fog *Holcus lanatus*; Cock's-foot *Dactylus glomerata*; False Oat-grass; Common Couch; Ragweed; Dandelion spp.; Red Clover *Trifolium pratense*; Creeping Thistle; Yarrow *Achillea millefolium*; Ribwort Plantain *Plantago lanceolata*; Broad-leaved Dock *Rumex obtusifolius*; Creeping Buttercup; Bramble; Creeping Cinquefoil *Potentilla reptans*; Goat's-beard *Tragopogon pratensis* located in patches (Figure 3-6).

JBA surveyors recorded Blackbird, Blue Tit *Cyanistes caeruleus*, Bullfinch, Buzzard *Buteo buteo*; Herring Gull *Larus argentatus*, House Martin, Barn Swallow, Linnet, Wood Pigeon *Columba palumbus*, Robin, Rook, Wren; Small Tortoiseshell butterfly; and White-tailed Bumblebee foraging /hunting within this grassland habitat.

There were several small- to medium-sized mammal burrows within this habitat, which have been attributed to the presence of the invasive European Rabbit *Oryctolagus cuniculus*.



Figure 3-6: The main grassland area along the western stone wall boundary

3.2.7 Amenity grassland (improved) (GA2)

The roadway entrance to the hospital site, is flanked by amenity grassland (Figure 3-7). There are also sections of amenity grassland adjacent to the main hospital buildings, as well as to rear of the Deans Clinic buildings in south-east corner of the site. These areas are maintained for amenity purposes and have very limited floral species diversity as a result. These grasslands only support several flora species including Daisy *Bellis perennis*; Perennial Ryegrass; White Clover; Dandelion spp.; and Ribwort Plantain, as well as moss species, where wetter topographical depressions are present.

Ecological surveyors recorded Badger *Meles meles* snuffle-holes (foraging); Wren, Wood Pigeon, Song Thrush *Turdus philomelos*, Robin, Mistle Thrush *Turdus viscivorus*, Chaffinch *Fringilla coelebs*, and Blackbird foraging within these amenity grasslands.



Figure 3-7: The entryway road with the section of amenity grassland

3.2.8 Dry meadows and grassy verges (GS2)

There is a section of dry meadow located in the north-east section of the site (Figure 3-8), adjacent to the woodlands and the roadways, as well as a patch within the barn curtyard area and a meadow strip along the south eastern site border. These meadow habitats support flora such as, False Oat-grass; Cock's Foot; Perennial Rye-grass; Yorkshire Fog; Meadow Foxtail *Alopecurus pratensis*; Common Bent

Agrostis capillaris; Red Fescue *Festuca rubra*; Common Couch; Bush Vetch *Vicia sepium*, Cow Parsley; Herb-Robert; Creeping Buttercup; Curly Dock *Rumex crispus*; Dandelion spp.; Nettle; Bilbao Fleabane *Erigeron floribundus*; Red Valerian; Red Bartsia *Odontites vernus*; Field Forget-me-not *Myosotis arvensis*; Common Mouse-ear *Cerastium fontanum*; Scarlet Pimpernel *Anagallis arvensis*; Ragwort; Field Speedwell *Veronica agrestis*; Fairy Foxglove *Erinus alpinus*; Small-flowered Cranes-bill *Geranium pusillum*; Cut-leaved Cranes-bill *Geranium dissectum*; Common Vetch *Vicia sativa*; Meadow Vetchling *Lathyrus pratensis*; White Clover; Red Clover; Lesser Trefoil *Trifolium dubium*; Common Knapweed *Centaurea nigra*; Common Plantain; Smooth Sowthistle; Spiny Sowthistle *Sonchus asper*; Creeping Thistle; Spear Thistle; Tutsan *Hypericum androsaemum*; Cleavers; Goat's-beard; Cat's-ear *Hypochaeris radicata*; and Hogweed *Heracleum sphondylium*.

Fauna recorded within these dry meadow habitats included Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat; Blue Tit, Wood Pigeon, Robin, Blackbird, Chiffchaff *Phylloscopus collybita*, Greenfinch *Chloris chloris*, Great Tit *Parus major*, Goldcrest *Regulus regulus*, House Martin, Linnet; Blackcap, Barn Owl *Tyto alba*, Long-eared Owl *Asio otus*; Small Tortoiseshell; Common Carder-bee, White-tailed Bumblebee; Common Wasp; and European Drone Fly *Eristalis arbustorum*.



Figure 3-8: Dry meadow located in the north-eastern section site

3.2.9 Dry meadows and grassy verges / Scrub (GS2 / WS1)

Immediately north-west of the mosaiced pastoral and dry meadow habitat, a mixed patch of dry meadow and scrub supports Hogweed, False Oat-grass, Herb-Robert, Couch, Lords-and-ladies *Arum maculatum*, Ragwort, Bramble and Hawthorn *Crataegus monogyna*.

Surveyors recorded Blackbird; Long-tailed Tit *Aegithalos caudatus*; Wood Pigeon; Robin and Wren utilising this habitat.

3.2.10 (Mixed) broadleaved woodland (WD1)

This mixed broadleaved woodland habitat is present within the northern, western and central sections of the proposed site (Figure 3-9). The woodland section west and south of the hospital, i.e., the woodlands within the Liffey Valley pNHA, included species such as Pedunculate Oak *Quercus robur*; Ash; Holly *Ilex aquifolium*; Scot's Pine *Pinus sylvestris*; Horse Chestnut *Aesculus hippocastanum* sapling; Beech *Fagus sylvatica*; Black Pine *Pinus nigra*; Grey Willow *Salix cinerea*; English Elm *Ulmus procera*; Small-leaved Lime *Tilia cordata*; Elder; Male-fern; Soft Shield-fern *Polystichum setiferum*; Hart's-tongue Fern; Pendulous Sedge *Carex pendula*; Bluebell *Hyacinthoides non-scripta*; Ramsons *Allium ursinum*; Lesser Celandine *Ficaria verna*; Wood Sedge *Carex sylvatica*; Common Dog-violet *Viola riviniana*; Wood Anemone *Anemone nemorosa*; Ivy Broomrape; Bramble; Climbing Nightshade *Solanum dulcamara*; Lords-and-ladies; Ivy; Great Mullein *Verbascum thapsus*; Hemp-agrimony *Eupatorium cannabinum*; Nettle; Woodland Figwort *Scrophularia nodosa*; Hedge Woundwort *Stachys sylvatica*; Creeping Buttercup; Wood Dock *Rumex sanguineus*; Scaly Male-fern *Dryopteris affinis*;

Hogweed; Ground-elder *Aegopodium podagraria*; Cleavers; and the protected Hairy St John's-wort *Hypericum hirsutum* (though its location is approximately 70m west of the western site boundary). The woodland floor also supported Common Liverwort *Marchantia polymorpha*.

Within this woodland habitat are sections of notable stands of invasive species including relatively widespread Cherry Laurel *Prunus laurocerasus* and Sycamore *Acer pseudoplatanus*, with some Cherry Laurel growing to the same canopy height of the semi-mature trees (lower canopy). There are sporadic patches of Butterfly-bush; Rock Cotoneaster *Cotoneaster horizontalis*, Milkflower Cotoneaster *Cotoneaster coriaceous*; garden escapee Spotted Laurel *Aucuba japonica*; and a Palm tree species that are also present within this woodland. These invasive floral species are largely concentrated within the woodland the separates the historic farmyard from the hospital buildings



Figure 3-9: The central mixed broadleaved woodland (Liffey Valley pNHA)

Ecological surveyors recorded Badger *Meles meles* paw-prints within the pNHA section of the woodland. Additionally, three inactive Badger satellite setts were recorded within the northern boundary woodland, with addition satellite sett located approximately 20m north-west of the site's northwestern corner. Repeated surveying of these setts, suggest that they are infrequently used by the local Badger population, and are not approaching the status of annex or core setts.

Surveyors also recorded Brown Long-eared Bat *Plecotus auritus*, Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat; Long-eared Owl, Buzzard **Error! Reference source not found.,Error! Reference source not found.**, Blue Tit, Wood Pigeon, Blackcap, Spotted Flycatcher *Muscicapa striata*, Stock Dove *Columba oenas*, Goldcrest, Song Thrush, Mistle Thrush, Hooded Crow *Corvus cornix*, Robin, Magpie, Wren, Chiffchaff, Treecreeper *Certhia familiaris*, Long-tailed Tit, Great Tit, Goldfinch *Carduelis carduelis*, Chaffinch, Raven *Corvus corax*; Starling *Sturnus vulgaris*, Jackdaw, Pheasant, Dunnock *Prunella modularis*, Coal Tit, Jay *Garrulus glandarius*, Rook, Greenfinch; Azure Damselfly *Coenagrion puella*, Banded Demoiselle *Calopteryx splendens*; Peppered Moth (caterpillar) *Biston betularia*; Speckled Wood *Pararge aegeria*; Common Carder-bee, White-tailed Bumblebee; Common Wasp; and a Buff-tailed Bumblebee *Bombus terrestris* queen across these woodland sections.

Between the hospital buildings and the dry meadow to the east, is a younger, less diverse, section of woodland (outside of pNHA boundary) that contains a higher abundance of Ash, along with occasional Beech, Holly, Alder *Alnus glutinosa*, Elder, Horse Chestnut, Sycamore, Bramble, Ivy, Pedunculate Oak, Wood Sedge; Wood Dock; Silver Birch *Betula pendula* and Pendulous Sedge.

These mixed woodlands also hosted fungi species such as Dryad's Saddle *Polyporus squamosus*.

3.2.11 (Mixed) broadleaved / conifer woodland (WD2)

There is a strip of mixed broadleaved and conifer woodland present in the north-eastern area of the site which supported *Leylandii* spp.; Downy Birch *Betula pendula*; Ivy; and Bramble, as well as two invasive species, namely Butterfly-bush and Cherry Laurel.

Fauna observed within woodland strip included Great Tit; Song Thrush; Long-tailed Tit; Robin; Blackbird; Blackcap; Chiffchaff; Wren; Chaffinch; House Sparrow *Passer domesticus*; and Wood Pigeon.

3.2.12 Scattered trees and parkland (WD5)

Immediate south of the hospital car park area is a small section of scattered trees and parkland. The tree species include a number of deciduous and coniferous ornamental trees and shrubs, with a mown amenity grassland dominated by Perennial Rye-grass, with some occasional Daisy and Dandelion spp. present.

Surveyors noted the presence of Wood Pigeon and Blackbird within this highly-managed habitat.

3.2.13 Hedgerow (WL1)

North of the Deans Clinic buildings, a hedgerow runs along the western edge of one of the site's roadways. This hedgerow supports Hawthorn; Blackthorn; Ash; Ivy; Bramble; Hogweed; False Oat-grass and Cleavers.

JBA surveyors recorded Wren; Bullfinch; Blackcap; Song Thrush; Feral Pigeon; Great Tit; Blackbird; Robin; and Hooded Crow utilising this hedgerow.

3.2.14 Treelines (WL2)

There are a small number of short treelines located within different areas of the site, which includes a V-shaped treeline (no overlapping canopy to form woodland patch) located in the north-west of the main grassland area, which is comprised of Ash, Cedar *Cedrus* spp., Hawthorn and Sycamore, with a Bramble and Ivy dominated understorey; three other short treelines located around the edge of the north-eastern dry meadow; another treeline adjoins the hedgerow habitat west / north-west of the Deans Clinic buildings, and another very short treeline (bisected by southern road entrance) is located in the south-eastern corner of the site. Tree species within these treelines include Ash; Sycamore; Holly; Lawson Cypress *Chamaecyparis lawsoniana*; Alder; Pedunculate Oak; and Blackthorn. The understorey of these treelines varied from amenity grassland flora to dry meadow; to a typical Bramble; Ivy; Cleavers; Hogweed and Hedge Bindweed composition.

3.2.15 Fauna recorded within these linear habitats included Feral Pigeon; Blackbird; Blackcap; Song Thrush; Long-tailed Tit; Great Tit; Wren; Robin; Blue Tit; Goldcrest; Dunnock; Linnet; and Wood Pigeon. Scrub (WS1)

A small patch of scrub is located in the south-west corner of the site (Figure 3-10), while a strip of scrub of vegetation runs along the eastern site boundary. This scrub habitat is dominated by Bramble, with occasional Downy Birch saplings, Great Willowherb, False Oat-grass and Ivy. The habitat also contained some deadwood piles. A second section of scrub is located within the dry meadow in the north-east of the site, which was also dominated with Bramble, with occasional Spear Thistle present.

Surveyors observed Blackbird; Siskin; Wren; Dunnock and Coal Tit utilising the scrub habitats present on-site.



Figure 3-10: Scrubland located in the south-west of the site.

3.3 Protected Flora

Given the potential for the protected Hairy St John's Wort (Flora Protection Order, 2022) and the rare Yellow Archangel *Lamium galeobdolon*; Green Figwort *Scrophularia umbrosa*; Toothwort *Lathraea squamaria*; and Hairy Violet *Viola hirta* to be present within multiple sections of the Liffey Valley pNHA, a targeted protected floral survey was conducted of woodlands within and adjacent to the proposed site. The surveyors recorded the presence of one individual Hairy St John's Wort, located approximately 70m west of the proposed site, along the western edge of the pNHA woodland. While only one individual was present in 2023; a small population has been recorded in this location since 2005. The Hairy St John's-wort was not present during multiple checks to this location during its growing season in 2025. Surveyors noted that the location had become more shaded since 2023. No other rare or protected floral species were recorded during the surveys.

Hairy St John's wort is not a species relevant to any QI habitat or species within connected Natura 2000 sites and is therefore not considered further.

3.4 Protected Fauna

There was direct evidence of fauna species listed under the Wildlife Act 1976 and its Amendments recorded by the JBA Ecologists during the ecological walkover survey in the form of Badger paw-prints, and some inactive satellite setts.

The old stone wall and derelict farm buildings in the centre of the site have been identified as having bat roost potential. Gannon & Associates Ecologists recorded the presence of four bat species, namely Brown Long-eared Bat; Common Pipistrelle; Soprano Pipistrelle; and Leisler's Bat during the emergence surveys conducted on-site in 2022 and 2025 (Gannon & Associates Bat Survey Report, 2026).

Badger and the four bat species identified are QI of any connected Natura 2000 sites and are therefore not considered further.

3.5 Protected Species from NBDC Database

A 2km radius custom polygon was created through NBDC Biodiversity Maps (NBDC, 2026) in order to assess which Natura 2000 QI/SCI species were recorded in close proximity to the site within the last 10 years. Two SCI species were recorded within the 2km custom polygon, Black-headed Gull *Chroicocephalus ridibundus* and Herring Gull *Larus argentatus*.

The SCI species found within the custom polygon are listed below in Table 3-2 and whether they are listed within the EU Birds Directive or are listed on the Birds of Conservation Concern Ireland (BoCCI) Red or Amber List (2020-2026) (Gilbert et al., 2021). For a full table, see Appendix E.1.

Table 3-2: SCI species found within the custom polygon in the desktop study

Bird Species	EU Birds Directive	BoCCI List (2020-2026)
Black-headed Gull <i>Larus ridibundus</i>	-	Amber (B&W)
Herring Gull <i>Larus argentatus</i>	-	Amber (B&W)
Designated category within BOCCI; B = Breeding, W = Wintering		

3.6 Invasive Non-native Species

Certain invasive non-native animals and flora are listed under First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024) and the Commission Implementing Regulation (EU) 2025/1422 update. This makes it an offence to release, plant them in the wild or cause them to disperse, spread or otherwise cause them to grow. If these species occur on a site proposed for development or other work which may disturb the ground, control of these species is likely to be required.

European Council's Regulation on the prevention and management of the introduction and spread of invasive alien species [2025/1422] sets out to prevent, minimise and mitigate the adverse impacts of the introduction and spread, both intentional and unintentional, of invasive alien species on biodiversity and the related ecosystem services as well as on human health and the economy.

Table 3-3 below provides a list of INNS recorded within the proposed site. It includes species, their level of impact, and whether they are listed on the First Schedule of S.I. No. 374/2024 - European Union (Invasive Alien Species) Regulations 2024 and the Commission Implementing Regulation (EU) 2025/1422 update.

Table 3-3: INNS recorded within or adjacent to the proposed development's boundary

Invasive Non-Native Species	Impact	Regulation S.I. 374/2024
Sycamore	Medium	No
Cherry Laurel	High	No
Butterfly-bush	Medium	No
Rock Cotoneaster	Medium	No
Milkflower Cotoneaster	Medium	No

Table 3-4 below provides a list of INNS recorded within 2km of the site (NBDC, 2026) that are listed on the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S. I. No. 374/2024; 2025/1422). For a full list of INNS recorded within 2km of the site, see Appendix E.2.

Table 3-4: INNS recorded within 2km radius to the site of the proposed works

INNS	Impact	Regulation S.I. 374/2024, 2025/1422
Himalayan Balsam <i>Impatiens glandulifera</i>	High	S. I. 374/2024
Harlequin Ladybird <i>Harmonia axyridis</i>	High	S. I. 374/2024
American Mink <i>Neovison vison</i>	High	S. I. 374/2024
Grey Squirrel <i>Sciurus carolinensis</i>	High	S. I. 374/2024

3.7 Waterbodies within the Vicinity of the Proposed Site

The entirety of the proposed project is located within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment, and within the Liffey_SC_090 sub-catchment (EPA, 2025). The nearest

watercourse to the proposed site is the River Liffey, which is approximately 60m to the west of the site and is made up of the WFD River Waterbodies Liffey_180 and Liffey_170 (Figure 3-11). Water from these Liffey waterbodies flows downstream into the Liffey_190, before entering the WFD transitional waterbody Liffey Estuary Upper (IE_EA_090_0400) and Lower (IE_EA_090_0300), ultimately flowing into Dublin Bay (Figure 3-12). All of these waterbodies, along with their WFD status (2019-2024) and current risk are listed in Table 3-5.

Table 3-5: WFD status and risk of local watercourses.

WFD Watercourse	WFD Status	WFD Risk	Approximate Distance from Site
Liffey Estuary Upper (IE_EA_090_0400)	Moderate	Review	13.4km
Liffey Estuary Lower (IE_EA_090_0300)	Moderate	At Risk	20.5km
Liffey_170	Poor	At Risk	0.4km
Liffey_180	Poor	At Risk	60m
Liffey_190	Poor	At Risk	10.3km

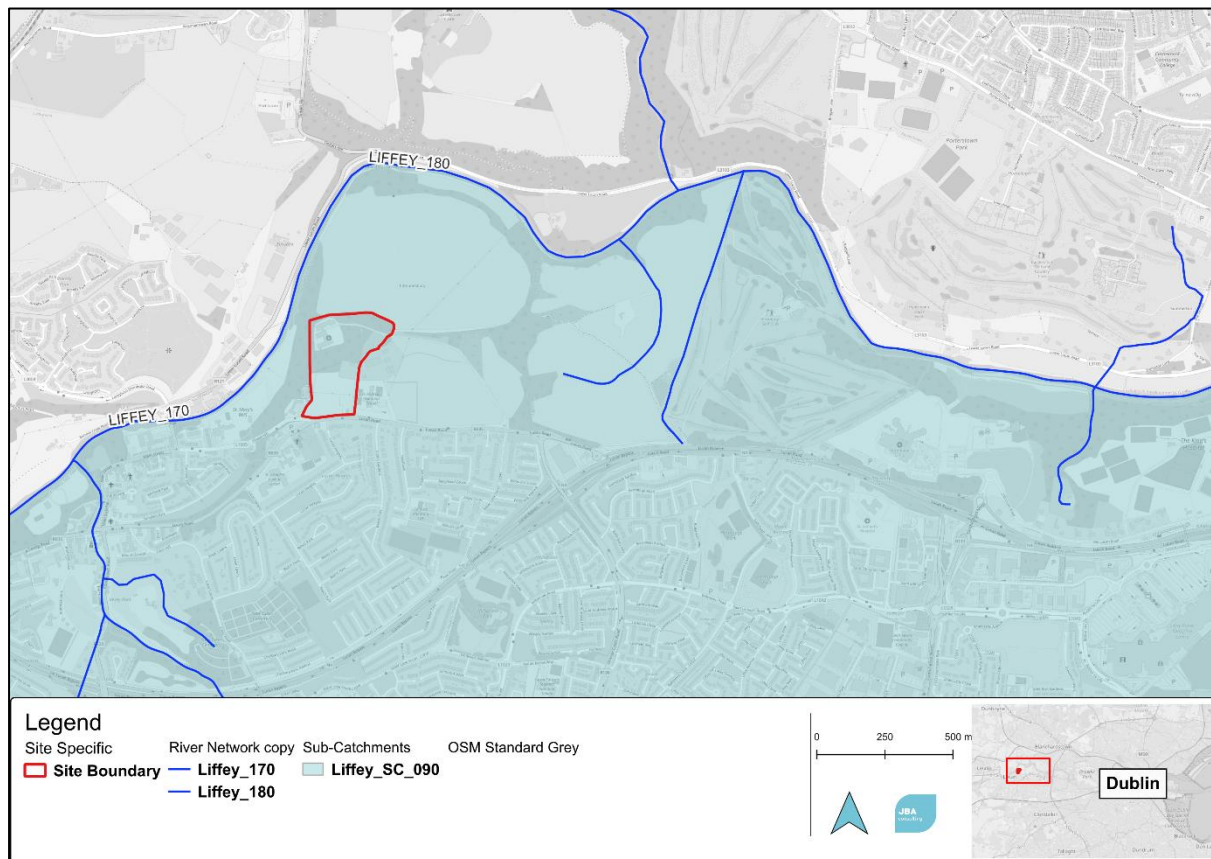


Figure 3-11: Local river waterbodies and sub-catchments (© OpenStreetMap contributors, 2026)

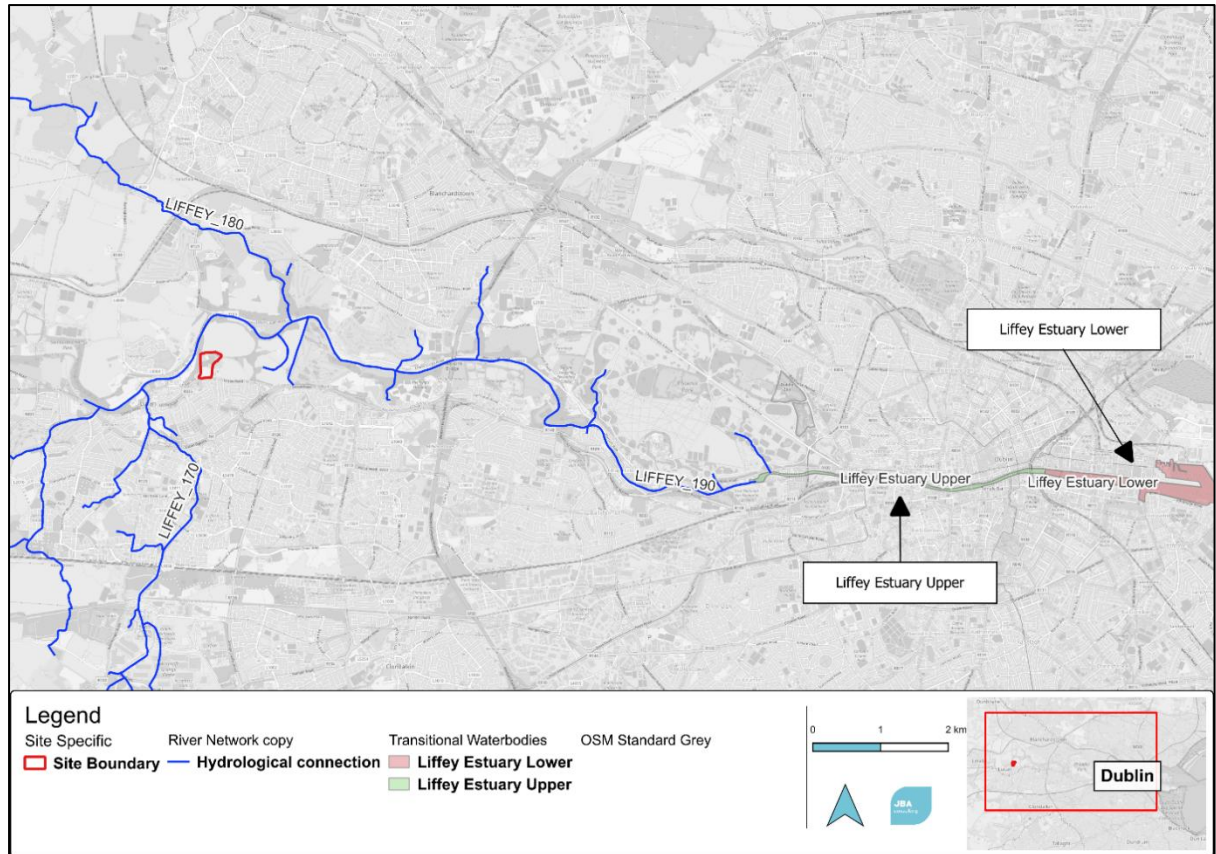


Figure 3-12: Hydrological connection to Dublin Bay (© OpenStreetMap contributors, 2026)

3.8 Groundwater

The entirety of the site is located within the Dublin (IE_EA_G_008) groundwater body (Figure 3-13). The Dublin groundwater body currently holds a 'Good' WFD status (2019-2024); and is currently marked for review.

The underlying bedrock of the proposed site is a split of dark limestone and shale of the Lucan Formation, and calcareous shale, limestone conglomerate of the Tober Colleen Formation. The soil is comprised of two different parent materials; till derived chiefly from limestone, and calcareous parent material with the bedrock located near the surface. The permeability of the subsoil within the site's immediate area has not been assessed, however, directly to the north in the field area and in sections of the woodland to the west-north-west of the site has High permeability, while the land to the west of the site, between the woodland and the river, has Moderate permeability. The groundwater has an overall high recharge capacity, ranging from 60% capacity in the south half of the site, to 85% in the north section of the site. The recharge and permeability of the site is reflected in the vulnerability of the area, which is classed as "Extreme" in the southern section of the site, "Rock on or near the Surface", and High vulnerability to the west of the site (

Figure 3-14).

The site is over two aquifers within the underlying bedrock, Western and Eastern (Figure 3-15). The western aquifer is considered to be a "Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones". This type of aquifer usually has a low permeability; however, this site sits along a fault zone which contributes to the overall higher permeability.

The aquifer in the east section of the site is considered to be a "Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones". Poor aquifers have poor storage and short flow paths and a low recharge acceptance. There is a poor baseflow through this sort of groundwater and the aquifer is likely to discharge in limited distances to streams and into the closest waterbody.

In context of the site, this means that the groundwater is unlikely to retain any water-based pollutants and is likely to discharge water into the nearby waterbodies i.e., the drainage ditch and River Liffey.

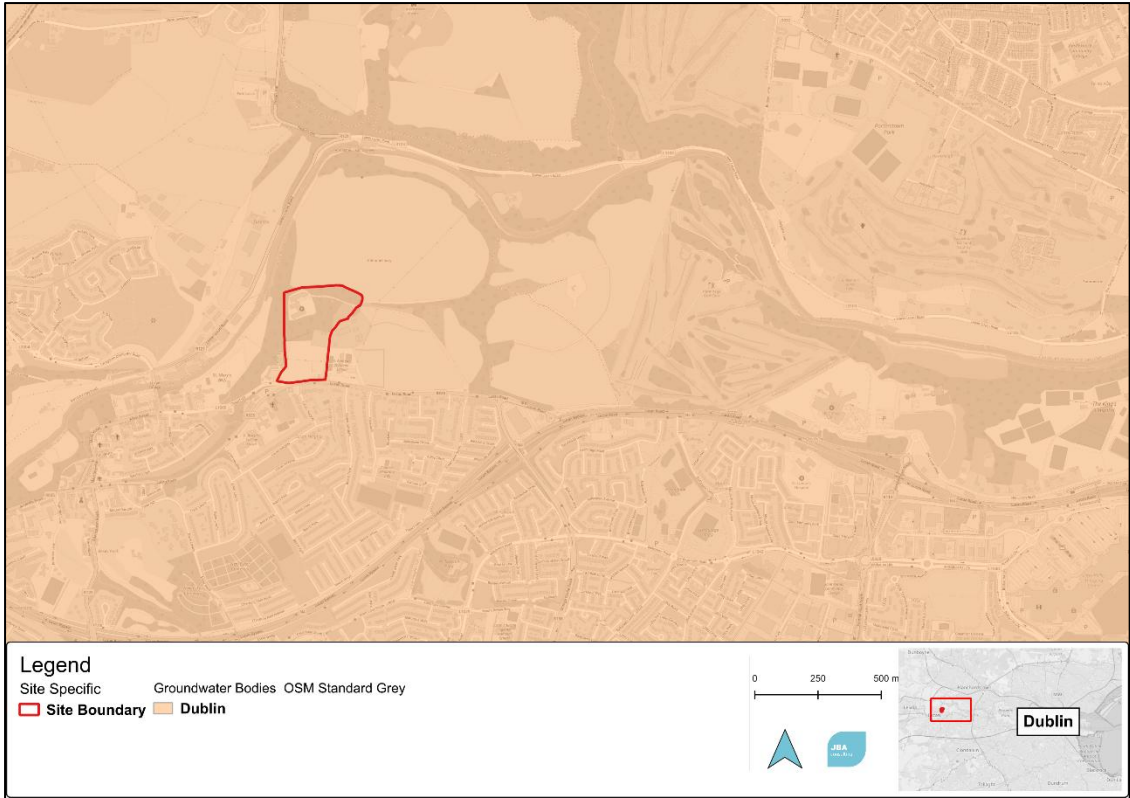


Figure 3-13: Groundwater bodies in the vicinity of site (© OpenStreetMap contributors, 2026)

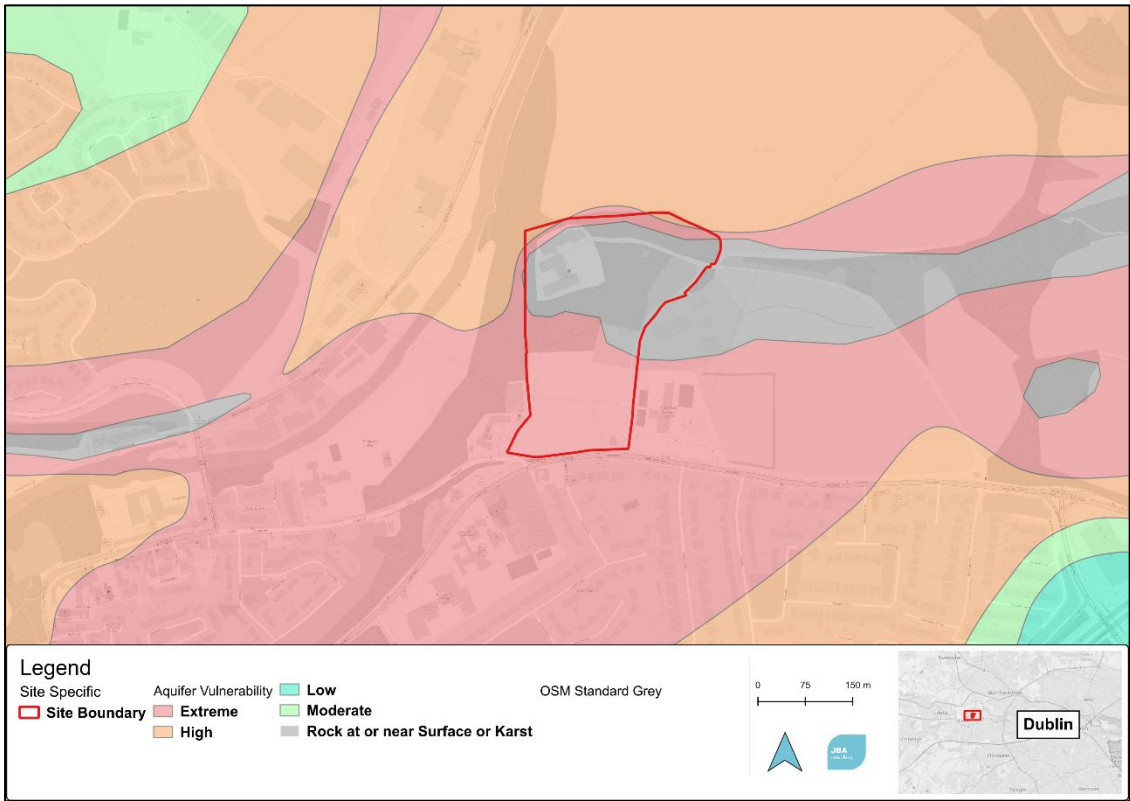


Figure 3-14: Aquifer vulnerability of the site (© OpenStreetMap contributors, 2026)

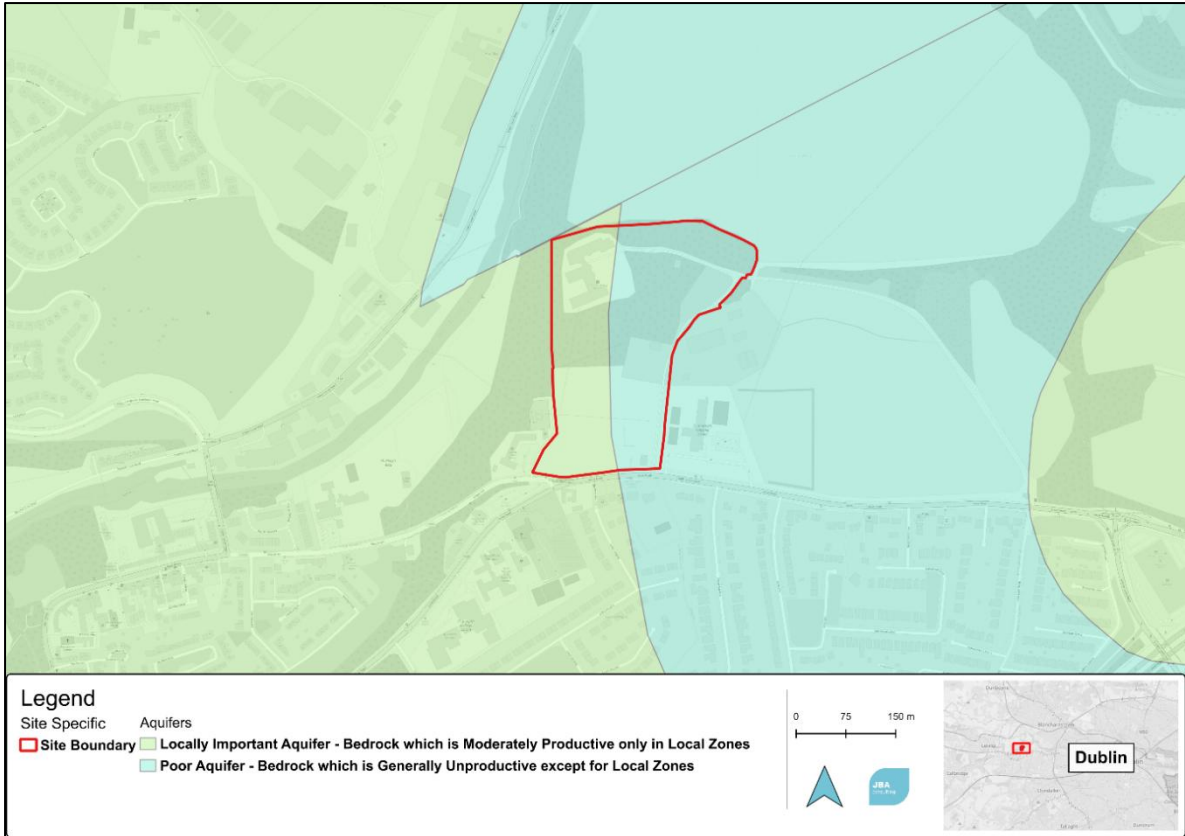


Figure 3-15: Aquifer Bedrock of the site (© OpenStreetMap contributors, 2026)

4 Natura 2000 Sites

The DEHLG (2009) guidance identifies that Screening for Appropriate Assessment of a plan or project should consider the following Natura 2000 sites:

- Any Natura 2000 sites within or adjacent to the plan or project area.
- Any Natura 2000 sites within the likely zone of impact of the plan or project. This is dependent on the nature and scale of the plan, with 15km generally recommended for plans, but potentially much less for projects.
- Any Natura 2000 sites that are more than 15km from the plan or project area, but may potentially be impacted upon, for example, through a hydrological connection.

Furthermore, the OPR guidance is to use a Source-Pathway-Receptors model, therefore only directly connected sites will be retained (OPR, 2021). Taking this model into consideration, there are a total of five Natura 2000 sites that have been identified as being present within the Zol.

These European Natura 2000 sites are shown in Table 4-1 and mapped in

Figure 4-1 below. The Natura 2000 site descriptions, QIs/ SCIs, and respective project-relevant threats/pressures for the sites are provided in Table 4-2.

Table 4-1: Natura 2000 sites located within the Zone of Influence (Zol) of the proposed development.

Natura 2000 site	Site Code	Approximate Distance from Site	Hydrological Distance from Site
North Dublin Bay SAC	004006	16.7km	21km
North Bull Island SPA	000206	16.7km	21km
South Dublin Bay SAC	000210	15km	20km
South Dublin Bay and River Tolka Estuary SPA	004024	13.6km	19.5km
North-West Irish Sea SPA	004236	20km	24km

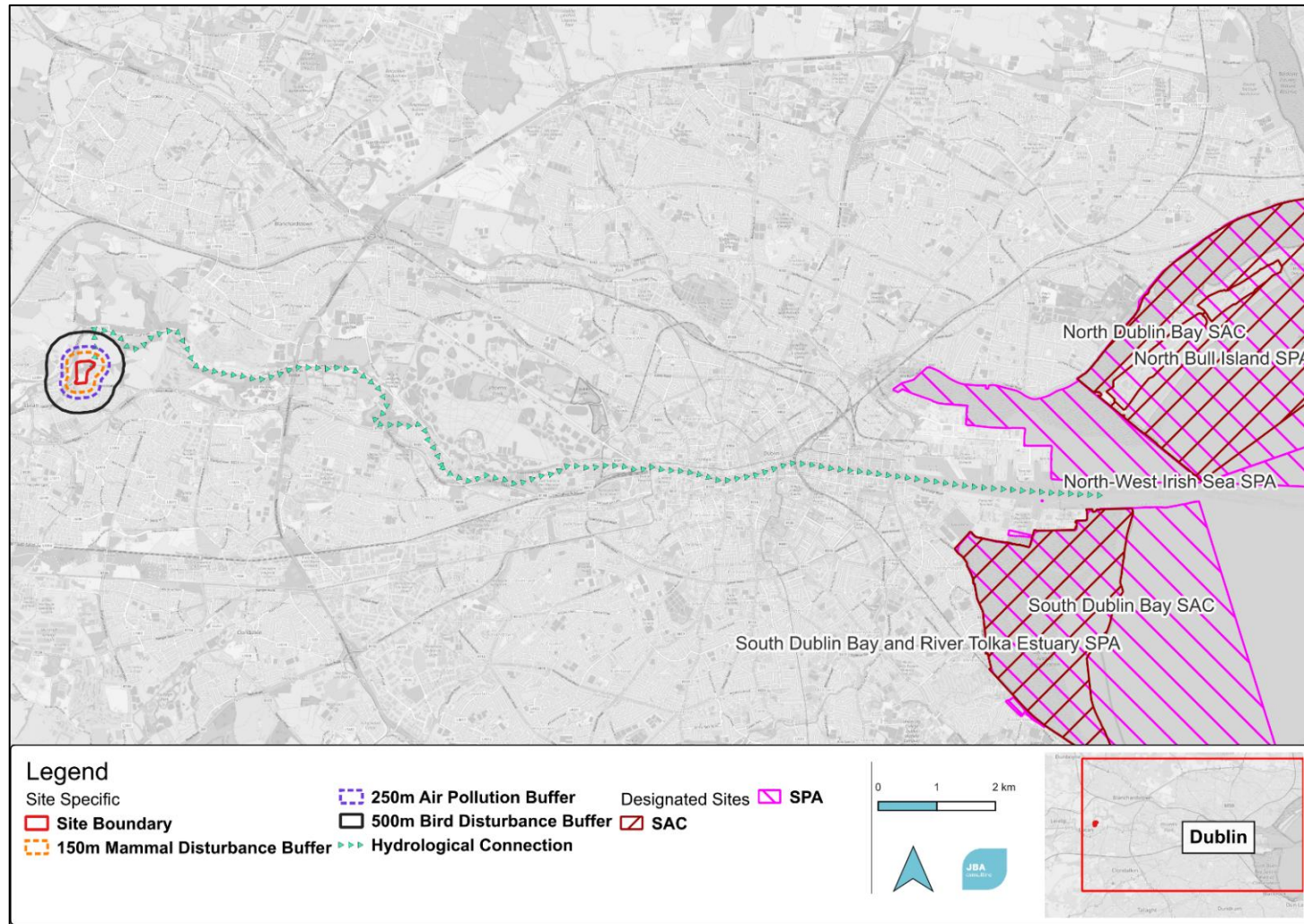


Figure 4-1: Site location and Natura 2000 sites, plus the extended hydrological connection (© OSM, 2026)

Table 4-2: Site briefs; Qualifying Interests; and project-relevant threats /pressures and their impacts and sources in relation to the Natura 2000 sites within the Zol (including hydrological connectivity extension)

Site Name	Brief	Qualifying Interests	Project-relevant Threats / Pressures: Impact (Source)
South Dublin Bay SAC [000210]	This site lies south of the River Liffey in Co. Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake. This site is a fine example of a coastal system, with extensive sand and mudflats, and incipient dune formations. South Dublin Bay is also an internationally important bird site. (NPWS, 2015a).	<ul style="list-style-type: none"> - Mudflats and sandflats not covered by seawater at low tide [1140] - Annual vegetation of drift lines [1210] - <i>Salicornia</i> and other annuals colonising mud and sand [1310] - Embryonic shifting dunes [2110] (NPWS, 2013a) 	<p>Roads, motorways: Low impact (outside)</p> <p>Urbanised areas, human habitation: High impact (outside) (EEA, 2020a)</p>
South Dublin Bay and River Tolka Estuary SPA [004024]	The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The South Dublin Bay and River Tolka Estuary SPA is of ornithological importance (NPWS, 2015b).	<ul style="list-style-type: none"> - Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046] - Oystercatcher <i>Haematopus ostralegus</i> [A130] - Ringed Plover <i>Charadrius hiaticula</i> [A137] - Grey Plover <i>Pluvialis squatarola</i> [A141] - Knot <i>Calidris canutus</i> [A143] - Sanderling <i>Calidris alba</i> [A144] - Dunlin <i>Calidris alpina</i> [A149] - Bar-tailed Godwit <i>Limosa lapponica</i> [A157] - Redshank <i>Tringa totanus</i> [A162] - Black-headed Gull <i>Chroicocephalus ridibundus</i> [A179] - Roseate Tern <i>Sterna dougallii</i> [A192] - Common Tern <i>Sterna hirundo</i> [A193] - Arctic Tern <i>Sterna paradisaea</i> [A194] - Wetland and Waterbirds [A999] (NPWS 2015c) 	<p>Roads, motorways Low impact (outside)</p> <p>Urbanised areas, human habitation High impact (outside) (EEA, 2021a)</p>
North Dublin Bay SAC [000206]	This SAC extends from the inner part of North Dublin Bay, and primarily focuses on North Bull Island. Dynamic dune systems and saltmarshes are found along this region. A variety of important and rare flora habituate this SAC, including Lesser Centaury, Red Hemp-nettle, and Meadow Saxifrage. North Dublin	<ul style="list-style-type: none"> - Mudflats and sandflats not covered by seawater at low tide [1140] - Annual vegetation of drift lines [1210] - <i>Salicornia</i> and other annuals colonising mud and 	<p>Urbanised areas, human habitation: High impact (outside) (EEA, 2020b).</p>

Site Name	Brief	Qualifying Interests	Project-relevant Threats / Pressures: Impact (Source)
	<p>Bay is also of international importance for waterfowl as it hosts Brent Goose, Knot, Bar-tailed Godwit, Oystercatcher, Ringed Plover, Sanderling, and Dunlin (NPWS, 2013b)</p>	<p>sand [1310] - Atlantic salt meadows <i>Glauco-Puccinellietalia maritima</i> [1330] - Mediterranean salt meadows <i>Juncetalia maritimi</i> [1410] - Embryonic shifting dunes [2110] - Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] - Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] - Humid dune slacks [2190] - Petalwort <i>Petalophyllum ralfsii</i> [1395] (NPWS, 2013c)</p>	
<p>North Bull Island SPA [004006]</p>	<p>This site covers all the inner part of north Dublin Bay, with the seaward boundary extending from Bull Wall lighthouse to Howth Head. The spit in the north is relatively recent, almost 5km long, 1km wide and running parallel to the coast between Clontarf and Sutton. The saltmarsh extends the length of the landward side of the island, providing the main site for wintering bird roosting in Dublin Bay. The wintering waterfowl use two lagoons as their primary feeding grounds, these lagoons are divided by a causeway. (NPWS, 2014)</p>	<p>- Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046] - Shelduck <i>Tadorna tadorna</i> [A048] - Teal <i>Anas crecca</i> [A052] - Pintail <i>Anas acuta</i> [A054] - Shoveler <i>Anas clypeata</i> [A056] - Oystercatcher <i>Haematopus ostralegus</i> [A130] - Golden Plover <i>Pluvialis apricaria</i> [A140] - Grey Plover <i>Pluvialis squatarola</i> [A141] - Knot <i>Calidris canutus</i> [A143] - Sanderling <i>Calidris alba</i> [A144] - Dunlin <i>Calidris alpina</i> [A149] - Black-tailed Godwit <i>Limosa limosa</i> [A156] - Bar-tailed Godwit <i>Limosa lapponica</i> [A157] - Curlew <i>Numenius arquata</i> [A160] - Redshank <i>Tringa totanus</i> [A162] - Turnstone <i>Arenaria interpres</i> [A169] - Black-headed Gull <i>Chroicocephalus ridibundus</i> [A179]</p>	<p>Continuous urbanisation: Medium impact (inside)</p> <p>Other patterns of habitation: Low impact (inside) (EEA, 2020c)</p>

Site Name	Brief	Qualifying Interests	Project-relevant Threats / Pressures: Impact (Source)
North-West Irish Sea SPA (004236)	<p>The North-west Irish Sea SPA constitutes an important resource for marine birds; it includes the estuaries and bays that open into it along with the collection of intertidal and subtidal habitats that stretch along the coast. These areas provide habitats for foraging and maintenance for SCI seabirds on the North-West Irish Sea's islands and coastal headlines which are important during and outside the breeding period. The site is of conservation interest for many bird species (NPWS, 2023a).</p>	<p>- Wetland and Waterbirds [A999] (NPWS, 2015b)</p> <ul style="list-style-type: none"> - Common Scoter <i>Melanitta nigra</i> [A065] - Red-throated Diver <i>Gavia stellata</i> [A001] - Great Northern Diver <i>Gavia immer</i> [A003] - Fulmar <i>Fulmarus glacialis</i> [A009] - Manx Shearwater <i>Puffinus puffinus</i> [A013] - Shag <i>Phalacrocorax aristotelis</i> [A018] - Cormorant <i>Phalacrocorax carbo</i> [A017] - Little Gull <i>Larus minutus</i> [A177] - Kittiwake <i>Rissa tridactyla</i> [A188] - Black-headed Gull <i>Chroicocephalus ridibundus</i> [A179] - Common Gull <i>Larus canus</i> [A182] - Lesser Black-backed Gull <i>Larus fuscus</i> [A183] - Herring Gull <i>Larus argentatus</i> [A184] - Great Black-backed Gull <i>Larus marinus</i> [A187] - Little Tern <i>Sterna albifrons</i> [A195] - Roseate Tern <i>Sterna dougallii</i> [A192] - Common Tern <i>Sterna hirundo</i> [A193] - Arctic Tern <i>Sterna paradisaea</i> [A194] - Puffin <i>Fratercula arctica</i> [A204] - Razorbill <i>Alca torda</i> [A200] - Guillemot <i>Uria aalge</i> [A199] <p>(NPWS, 2023b)</p>	<p>No published threats or pressures by NPWS to date.</p>

* = priority Annex I habitat

= indirect threat via the increase in the local populace and recreational activities as a result of the development.

5 Other Relevant Plans and Projects

5.1 Cumulative Effects

As part of the Screening for an Appropriate Assessment, in addition to the proposed works, other relevant projects and plans in the region that may induce cumulative impacts must also be considered at this stage.

5.2 Plans

The following projects or plans were identified as potential sources of cumulative impacts:

- South Dublin County Development Plan 2022-2028
- Greater Dublin Drainage Strategy
- Third Cycle River Basin Management Plan for Ireland 2022-2027
- Planning Applications (retrieved from Data.gov.ie - Planning Application Sites, - February 2026)

5.2.1 South Dublin County Development Plan 2022-2028

The proposed scheme's development is in line with the South Dublin County Development Plan 2022-2028. It is an objective of the Plan to ensure that all development within the County conforms to key design principles which includes the promotion of sustainable energy and environmental services. These goals include the requirement that the planning system will 'be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

The Plan also aims to protect and enhance surface water quality, to support, improve and protect Natura 2000 sites, and to develop an integrated Green Infrastructure network to enhance biodiversity, provide accessible parks, open spaces and recreational facilities (SDCC, 2022a). The plan also states that work will be in conjunction with Irish Water to protect existing water and drainage infrastructure, to promote investments aiming to support environmental protection and facilitate the sustainable growth of the county.

A Screening for Appropriate Assessment was carried out on the plan, which was concluded that an Appropriate Assessment was necessary for this project. The associated Natura Impact Report concluded that there are no likely significant direct, indirect or secondary impacts of the project on any Natura 2000 sites (SDCC, 2022b), **therefore the SDCC Development Plan is not anticipated to contribute to cumulative or in-combination impacts.**

5.2.2 Greater Dublin Drainage Strategy

The Greater Dublin Drainage Strategy sets out the strategic planning for the development of wastewater treatment in the Greater Dublin Area in relation to the Ringsend Waste Water Treatment Plant (WWTP) Upgrade, Greater Dublin Drainage Project and associated wastewater network drainage projects (Irish Water, 2018). The proposed developed connects with the Local Authority sewer system which is included in this strategy. The Ringsend WWTP Upgrade includes plans to expand the WWTP to its ultimate capacity, together with associated network upgrades required. The Greater Dublin Drainage Project is planned to relieve both the Ringsend WWTP and network loading by construction of a new WWTP at Clonsaugh, an orbital sewer and provision of an outfall pipe discharging 1km north east of Ireland's Eye. The Ringsend WWTP upgrade is in progress and carried out in stages, with an increased capacity of 400,000 PE by the first half of 2021, 2.1 million PE by the end of 2023 and the ultimate capacity of 2.4 million PE to be in operation by the end of 2025 (Uisce Éireann, n.d.). The Greater Dublin Drainage Project is strategically important to the Dublin Region in that it will provide capacity for residential and commercial growth (Irish Water, 2018).

Overall, the Greater Dublin Drainage Strategy is not considered to adversely impact any Natura 2000 site, nor is it expected to contribute to any cumulative or in-combination effects.

5.2.3 Third Cycle River Basin Management Plan for Ireland 2022-2027

Ireland's third River Basin Management Plan for Ireland - 'Water Action Plan 2024: A River Basin Management Plan' (DoH LGH, 2024) sets out the measures that are necessary to protect and restore water quality in Ireland. The overall aim of the plan is to ensure that our natural waters are sustainably managed and that freshwater resources are protected so as to maintain and improve Ireland's water environment. The 3rd cycle Catchment Reports were published in 2024. The Catchment Reports provide a summary of the water quality assessment outcomes for respective catchments, including status and risk categories, significant threats and pressures, details on protected areas and a comparison between cycle 2 and cycle 3.

The third cycle Catchment Report for Liffey and Dublin Bay Catchment (EPA, 2024) indicates that 42% of surface waterbodies were at 'good' or 'high' ecological status, and 86% of groundwater bodies were at 'good' status. The overall change in quality between Cycles 2 and 3 include 2 are mixed. There has been neither an increase or decrease in the number of river waterbodies valued at "Poor" or "Bad" status, remaining at 18% between cycles. There is an increase of river waterbodies reaching a "High" status from 9% to 10%, there was also a decrease in waterbodies from "Good" to "Moderate" value by approximately 3% of river waterbodies (as seen in

Figure 5-1). The main significant pressures are aquaculture, anthropogenic, atmospheric, historically polluted sites and waste pressures followed by agriculture, urban run-off and forestry.

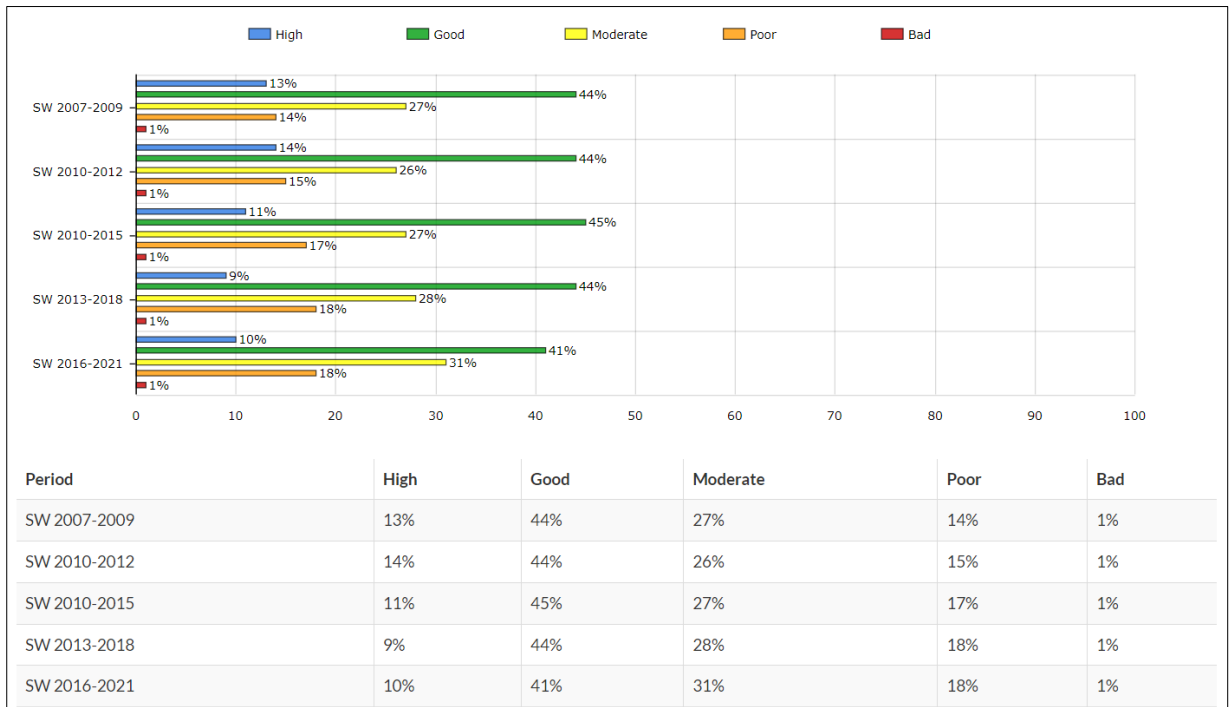


Figure 5-1: Changes in quality of river waterbodies in the Liffey and Dublin Bay catchment since 2007 (EPA, 2024)

The Third Cycle River Basin Management Plan for Ireland 2022-2027 is not anticipated to contribute to cumulative or in-combination effects.

5.3 Other Projects

Other projects dating back three years are listed in Table 5-1 (overleaf), which are not retention applications, home extensions and/or internal alterations, and have been granted planning permission in the locality of the proposed site.

The County and Local Development Plan; RBMP and projects within the locality of the proposed project are considered in combination with the currently proposed project in the Screening Assessment section below.

Table 5-1: Projects granted planning permission since 2022 in vicinity of the proposed site

Planning Reference	Address	Application Status	Decision date	Summary of development	In-combination Assessment
SD23A/0028	2, Clarkesville Terrace, Lucan Road Old, Palmerstown, Dublin 20.	Grant permission	11/01/2023	The development will consist of the demolition of an existing dwelling and the provision of a residential apartment scheme with a gross internal floor area of 758sqm approx. in 2 no. blocks, each accessed separately from a shared courtyard space entered via Lucan Road Old, respectively; an overall height of 4 storeys above ground level (with a screened and set back fourth storey studio apartment visible from Old Lucan Road) comprising 7 no. residential apartments (consisting of 1 no. studio apartment, 4 no. 1 bedroom apartments, 2 no. 2 bedroom apartments) and a Café; private amenity space in the form of balconies; communal amenity space in the form of a centrally located courtyard and open space area between both blocks (91sqm in total) and 23 no. cycle parking spaces. The overall development will also include hard and soft landscaping; changes in level; boundary treatments; pedestrian circulation; drainage works; communal refuse storage areas; provision of semi mature planting; and all associated site development.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.
SD22A/0330	Units 5, (Nissan) and Volkswagen Valley Motor Mall, Dublin 22	Grant permission	01/03/2023	Construction of a single storey valeting building and canopy and associated site works and services.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site.
SD24A/0051	1 Clarkeville Terrace, Lucan Road Old, Palmerstown, Dublin 20, D20 XK77	Grant permission	10/07/2024	(i) Partial demolition of 2 no. vacant buildings (formally Ulster Bank) (Block A is part single, part two storeys and Block B is single storey); (ii) change of use from bank to residential; (iii) additional storeys to Block A and Block B to provide for 2 no. three-storey apartment blocks comprising 18 no. residential units (1 no. studio apartment, 11 no. one bedroom units and 6 no. two bedroom units). Block A comprises 6 no. apartments and Block B. comprises 12 no. apartments. Each	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated

Planning Reference	Address	Application Status	Decision date	Summary of development	In-combination Assessment
				apartment will be provided with private amenity space in the form of a balcony/terrace space and communal open space will be provided at ground floor level centrally located within the site along the western boundary; (iv) 2 no. car parking spaces are proposed at surface level located to the south east of the site and a total of 34 no. bicycle parking spaces are proposed to serve the development across 2 no. storage areas located on the western site boundary and to the north west of Block A; (v) Provision of 2 no. bin storage areas located to northwest and southeast of Block A; and (vi) all associated site and infrastructural works, including foul and surface water drainage, landscaping, plant areas, site lighting, bin storage and signage necessary to facilitate the development.	to act in-combination with this project.
SD24A/0241 W	Circle K Parkway West Service Station, Lucan Road Old, Dublin 20, D20 CY82	Grant permission	16/12/2024	The proposed development will consist of: I. Installation of new 4,750lt Aboveground Self Bunded Fuel Storage Tank with Integrated Dispenser, II. Associated signage, III. All associated site development works.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.
SD24A/0207	Liffey Vally Shopping Centre, Unit 20 and 20B, Yellow Entrance, Fonthill Road, Clondalkin, Dublin22	Grant permission	17/10/2024	This planning application seeks permission for development and modifications permitted under SDCC Ref. SD23A/0068, as amended by SD23A/0241, as follows: 1. Change of façade materials to existing front and side walls (c.160 sq.m) located above Unit 20 and Unit 21B, from render finish to cladding finish, as permitted under SDCC Ref. SD23A/0068, as amended by SDCC Ref. SD23A/0241; 2. New cladding between storefront windows on Unit 20 and 21B (c.11 sq.m) permitted under SDCC Ref. SD23A/0068, as amended by SDCC Ref. SD23A/0241; 3. Windscreens (c.2.3m in height) at the entrance doors of Unit 20 and 21B, as	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.

Planning Reference	Address	Application Status	Decision date	Summary of development	In-combination Assessment
				permitted under SDCC Ref. SD23A/0068, as amended by SDCC Ref. SD23A/0241; 4. A new fire-rated glazed screen (c.2.9m x c.3.2m) located internally between the lobby and Unit 20 and a new fire-rated glazed screen (c.2.9m x c.3.2m) and door located internally between the lobby and Unit 21B, as permitted under SDCC Ref. SD23A/0068, as amended by SDCC Ref. S023A/0241; 5. Installation of 12 no. roof ventilation hoods at roof level of Unit 20 & Unit 21B (permitted under SDCC Ref. SD23A/0068, as amended by SDCC Ref. SD23A/0241) associated with internal ventilation of these units; 6. The relocation of 2 no. existing pay stations and removal of associated canopies, to the east and west of the Yellow Entrance, to be relocated to the front of the pedestrian walk-through adjacent to the bus plaza; 7. All associated site services, landscaping and development works.	
SD24A/0221 W	Lands at The Silver Granite pub, junction of Kennelsfort Road Upper and, Wheatfield Road, and at The Silver Granite car park adjoining, Palmerstown Shopping Centre car park (accessed from Kennelsfort Road, Upper via Palmerstown Park),	Grant permission	27/11/2024	Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant, 2 no. retail units, associated bin stores, bike stores, 1 no. ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 43 no. apartments (17 no. 1 beds, 13 no. 2 beds and 13 no. 3 beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.

Planning Reference	Address	Application Status	Decision date	Summary of development	In-combination Assessment
	Palmerstown, Dublin				
SD22A/0372	Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1	Grant permission	16/03/2023	Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.
SD24B/542 W	11, Palmerstown Drive, Palmerstown, Dublin 20, D20 FK26	Grant permission	14/05/2025	Demolition of an existing single storey side and rear extension together with utility rooms at the rear and demolition of an entrance ramp at the front to provide new single storey flat roof extension to the rear, side and front with installation of the rooflights over the rear and side extension, and construction of new entrance steps, retrofit external wall insulation, installation of new windows, and also landscaping works, site works, drainage works, and all associated ancillary works necessary to facilitate the development.	An AA Screening was submitted as part of this planning application, which concluded that the project will not have any likely significant effects on any Natura 2000 site. Therefore, the proposed works are not anticipated to act in-combination with this project.

5.4 Summary

The developments permitted above have the potential to have overlapping construction and short-term residual impact phases with the Proposed Scheme and therefore, in the absence of mitigation measures, these developments may result in potential in-combination or cumulative impacts given their proximity to the local Natura 2000 sites.

6 Screening Assessment

6.1 Introduction

This screening exercise will focus on assessing the likely adverse effects of the project on the Natura 2000 sites identified in Section 4 above.

This section identifies the potential impacts which may arise as result of the proposed project. It then goes on to identify how these impacts could potentially impact on Natura 2000 sites listed in Table 4-1. The significance of potential impacts is also assessed, with any potential in-combination effects also identified.

The Natura 2000 sites to be assessed are:

- North Dublin Bay SAC [000206]
- North Bull Island SPA [004006]
- South Dublin Bay SAC [000210]
- South Dublin Bay and River Tolka Estuary SPA [004042]
- North-West Irish Sea SPA [004236]

This section identifies the potential impacts which may arise as result of the proposed project. It then goes on to identify how these impacts could potentially impact on Natura 2000 sites listed in Table 4-1. The significance of potential impacts is also assessed, with any potential in-combination effects also identified.

6.2 Assessment Criteria

6.2.1 Description of the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites

Potential adverse impacts that could cause a significant effect on the qualifying interests of the Natura 2000 sites, during the construction and operational phases of the project, will impact on the sites via surface water pathways, groundwater pathways and land and air pathways. Surface water pathways can impact on surface water quality and surface water dependent habitat quality. Groundwater pathways can impact on groundwater quality and quality of groundwater dependent habitats. Land and air pathways can impact by release or discharges of sediment or chemicals to surface or groundwater. Potential pollutants will be used on-site, which will include oil and petrol/diesel related to machinery, dust and soil spill related to excavations, and concrete related to the project's construction.

The proposed project is not anticipated to impact on the qualifying interests of the five Natura 2000 sites. The rationale for excluding impacts via the main pathways is given in more detail in the following sub-section.

6.2.2 Surface Water Pathways

The proposed project is located within the WFD Liffey and Dublin Bay catchment, and the Liffey_SC_090 sub-catchment.

While the Dublin Bay Natura 2000 sites lie outside of the same sub-catchment as the project site, the North and South Dublin Bay SACs and SPAs, and the North-West Irish Sea SPA share a hydrological connection with the site through the River Liffey and must be assessed for surface water pathways. The River Liffey is located approximately 60m west of the site, and run-off pollutants entering the river is likely. Any pollutants would then need to travel a minimum of approximately 19.5km before reaching the closest of the Dublin Bay Natura sites. With this distance, it is expected that pollutants would firstly undergo retention within local drainage ditches, followed by a high level of dilution by larger freshwater systems (River Liffey and tributaries catchment) before entering the estuarine section of the River Liffey, where it would be further diluted before entering the coastal waters containing the Dublin Bay and North West Irish Sea Natura 2000 sites.

Therefore, due to the lack of direct connection to a watercourse, and the retention and dilution dynamics of the local sub-catchments, adverse impacts via surface water pollution events during the construction are not anticipated for any of the Natura 2000 sites within the Zol.

Operational Phase

The operational phase is not anticipated to cause a change in increased surface water run-off and/or degradation due to the planned integration of SuDS including green roofs, attenuation tanks, a bioretention pond, extended vegetation buffers due to the increased planting, and the retention of the woodland between the site and the River Liffey. These operational parameters ensure that no pollution events will occur during operations, thus ensuring no impacts to the Natura 2000 sites.

Therefore, adverse impacts via surface water pollution events during the operational phase are not anticipated for any Natura 2000 sites; and their respective QIs.

6.2.3 Groundwater

The whole site is encompassed by the Dublin (IE_EA_G_008) groundwater body.

The South Dublin Bay, North Dublin Bay Natura sites are within the same groundwater body as the project. There is a high recharge capacity, a moderate permeability and mixed vulnerability ranging from High to "Rock on or near the Surface" within the site. The groundwater body shows a general flow eastward and towards the Bay, and into the Liffey. The qualities of the local aquifers indicate that there is little expected regional flow of groundwater, short flow paths of less than a kilometre, contributing to short-pathway discharge characteristics of the aquifer into the Liffey. As such, pollutants are unlikely to reach the Dublin Bay Natura 2000 sites, which are situated approximately 13.6km east of the site through the groundwater pathway. Due to this discharge, a ground-to-surface water pathway is created. As outlined in Section 6.2.2, there are no anticipated impacts related to surface water pollutants.

Given the poor retention of the groundwater bodies and distance from the project site to the Natura 2000 sites, **adverse impacts via groundwater pollution events during the construction and operational are not anticipated for the Natura 2000 sites within the Zol.**

Land and Air

The loss or degradation of supporting habitats outside the identified Natura 2000 sites via land- and air-based impacts could have potential adverse impacts on a number of the QIs associated with these Natura 2000 sites. Land and air pathways are assessed separately below.

Land (physical on-site and noise disturbance)

The construction works will temporarily increase the noise level and disturbance locally. Direct physical impacts and indirect impacts, such as visual and noise impacts, do not have the potential to physically disturb habitats as well as the floral and faunal species within them due to the distance from the proposed site to any of the Natura 2000 sites within the Zol.

As the proposed development will not result in any physical land-take from the Natura 2000 sites within the Zol, therefore, physical land-take impacts are not anticipated for the any of the Natura 2000 sites, and their respective QIs.

The proposed site is not considered to provide suitable ex-situ foraging habitat for any QIs of the Natura 2000 sites. The site is in an urban/rural area, surrounded by woodland, fields, roads, with housing estates to the south; however disturbance-based impacts, in terms of potential ex-situ supporting habitats in adjacent lands, are not anticipated for of any of the Natura 2000 sites.

Therefore, disturbance-based impacts are not anticipated during the construction and operational phases for the any of the Natura 2000 sites, and their respective QIs.

Air Pollution

Excavations at the site to accommodate the building of the hospital and its facilities are to be a maximum depth of 2.7m below existing ground level. Dust release and vehicle emissions can travel considerable distances and could potentially impact the QIs of Natura 2000 sites. The recommended buffer for dust and air pollution is 2km as a baseline (NRA, 2011), however, the distance and direction of travel is also influenced by wind speed and direction.

The prevailing wind in the area is west-south-west (based on measurements carried out between 2021-2022 from Churchtown/Dublin (Windfinder.com, 2023)). Therefore, any dust that is generated on-site will most likely be transported in a north-east direction away from the Natura 2000 sites. The sub-urban setting of the proposed development also provides barriers, such as buildings, and the woodland present on site, which will prevent further dispersal of particles.

Access to the site will be on pre-existing roads, and there will be an increase in local traffic attending the site during construction, resulting in an increase in NOx emissions, however vehicular emissions and dust emissions are not anticipated to significantly impact the QIs of the any Natura 2000 sites due to the relatively small size and temporary nature of proposed works, and the prevailing wind direction.

Therefore, due to the distance and the lack of connection, potential adverse impacts via the air pathway are not anticipated during the construction phase for the Natura 2000 sites and their respective QIs.

Air pollution-based impacts from dust / emissions are not anticipated during the operational phase of the proposed development.

6.2.4 Cumulative Impact

In assessing the plans and projects outlined in Section 5, the respective AA screenings were consulted to assess the potential of any cumulative impacts due to their proximity of the site. All of these projects were concluded to not pose any threat to Natura 2000 sites.

As the proposed project is not anticipated to have any significant impact on QIs or conservation objectives on any Natura 2000 site and based on the screening statements of the above plans and planning applications, there is no potential for other plans or projects to act in combination with it to result in likely significant impacts on Natura 2000 sites.

6.2.5 Summary

Due to the location of the proposed site and its distance to the Natura 2000 sites within the Zol, the proposed project is not anticipated to have a significant impact via surface water, groundwater, groundwater to surface water, and land and air pathways to any Natura 2000 site.

6.2.6 Description of likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites

Project Elements	Comment
Size and scale	<p>In accordance with section 37E of the Planning and Development Act 2000, as amended, The Governors of St. Patrick’s Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works (“the proposed development”), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sqm. Associated site development works will include the provision of 8,524 sqm public open space facilities, including public walking and cycling facilities.</p> <p>The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with façade remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m). The proposed development includes a new 200 no. bed adult inpatient facility ranging</p>

Project Elements	Comment
	<p>from one to two storeys in height and a total floor area of c. 16,283.20sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. In-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sqm in total); with c. 62lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures.</p> <p>The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m), including c. 71.5 sq m café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sqm); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure. In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.</p> <p>The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.</p> <p>The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities; Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding.</p> <p>The proposed development also includes private and secure patient gardens (c. 9,982 sq m); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128); Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sq m; EV charging facilities; 2 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related</p>

Project Elements	Comment										
	ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.										
Land-take	There will be no direct land take from any of Natura 2000 sites.										
Distance from Natura 2000 site or key features of the site	<table border="0"> <tr> <td data-bbox="592 461 1110 501">• North Dublin Bay SAC</td> <td data-bbox="1110 461 1449 501">16.7km</td> </tr> <tr> <td data-bbox="592 501 1110 542">• North Bull Island SPA</td> <td data-bbox="1110 501 1449 542">16.7km</td> </tr> <tr> <td data-bbox="592 542 1110 582">• South Dublin Bay SAC</td> <td data-bbox="1110 542 1449 582">15km</td> </tr> <tr> <td data-bbox="592 582 1110 645">• South Dublin Bay and River Tolka Estuary SPA</td> <td data-bbox="1110 582 1449 645">13.6km</td> </tr> <tr> <td data-bbox="592 645 1110 689">• North-West Irish Sea SPA</td> <td data-bbox="1110 645 1449 689">20km</td> </tr> </table>	• North Dublin Bay SAC	16.7km	• North Bull Island SPA	16.7km	• South Dublin Bay SAC	15km	• South Dublin Bay and River Tolka Estuary SPA	13.6km	• North-West Irish Sea SPA	20km
• North Dublin Bay SAC	16.7km										
• North Bull Island SPA	16.7km										
• South Dublin Bay SAC	15km										
• South Dublin Bay and River Tolka Estuary SPA	13.6km										
• North-West Irish Sea SPA	20km										
Resource requirements (water abstraction etc.)	There will be no water abstraction requirement.										
Emissions (disposal to land, water or air)	<p>Construction Phase:</p> <p>Water</p> <p>The proposed site lacks any hydrological links with three of the Natura 2000 sites within the Zol. The four Natura 2000 sites that are hydrologically connected to the site are a large distance from the site and any pollutants will be heavily diluted in the River Liffey before they reach these four sites. Therefore, significant impacts via surface water-based emissions flowing into the Natura 2000 sites are not anticipated.</p> <p>Air</p> <p>Excavations at the site will produce loose top and sub soil, and emissions may arise from working machinery, however, the proposed site has a west-south-west prevailing wind year-round, therefore, any dust and emissions generated on-site will most likely be transported away from the Natura 2000 sites within the dust settlement zone.</p> <p>Operation phase:</p> <p>Water & Air</p> <p>During operation, the proposed operations of the project (and its related emissions) are not expected to directly impact any of the Natura 2000 sites, due to their distance and implementation of sustainable drainage systems. Therefore, there will be no permanent impacts on any Natura 2000 site.</p>										
Excavation requirements	The maximum excavation depth of the proposed project is 2.7m.										
Transportation requirements	<p>Temporary Impacts:</p> <p>Levels of traffic to the site during the construction phase will increase traffic to the area but will be temporary in nature. All access to the site will be on pre-existing roads and transportation requirements will not affect Natura sites.</p> <p>Permanent Impacts:</p> <p>Given the size, scale and location of the proposed project, transportation requirements will not affect Natura 2000 sites.</p>										

Project Elements	Comment
Duration of construction, operation, decommissioning etc.	The duration of the works will be 18 months commencing in Q1 of 2028.
Other	None

6.2.7 Description of likely changes to the Natura 2000 sites

Potential Impact	Comments
Reduction of habitat area	There will be no reduction in habitat area for any of the Natura 2000 sites.
Disturbance to key species	<p>Temporary Impacts: The construction works will temporarily increase the noise level and disturbance locally. However, no significant impacts are anticipated to key species given scale and temporary nature of the construction phase and distance from the Natura 2000 sites.</p> <p>Permanent Impacts: No disturbance to key species is anticipated during operation of the project.</p>
Habitat or species fragmentation	There will be no temporary or permanent habitat or species fragmentation within any of the Natura 2000 sites.
Reduction in species density	There will be no temporary or permanent reduction in species density within any of the Natura 2000 sites, or any QIs of these sites.
Changes in key indicators of conservation value (water quality etc.)	There will be no temporary or permanent changes in key indicators of conservation value (surface water, groundwater and air quality).
Climate change	N/A

6.2.8 Description of likely impacts on the Natura 2000 sites as a whole

Potential Impact	Comments
Interference with the key relationships that define the structure of the site	Interference with the key relationships that define the structure of the sites are not anticipated.
Interference with key relationships that define the function of the site	Interference with key relationships that define the function of the sites are not anticipated.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

Potential Impact	Indicators
Loss (Estimated percentage of lost area of habitat)	No Natura 2000 sites will experience a direct loss in habitat area.
Fragmentation	Fragmentation of habitat and/or species is not anticipated.
Disruption & disturbance	Disruption and/ or disturbance is not anticipated.
Change to key elements of the site (e.g. water quality)	Potential temporary changes to key elements (i.e., water quality) of the site are not anticipated.

6.2.9 Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is unknown

Based upon best scientific judgement, significant impacts are not expected from the elements mentioned above, and there are no elements where the scale or magnitude of impacts is unknown.

6.3 Concluding Statement

In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant adverse impacts on the Natura 2000 sites within the ZOI, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available.

Appendices

A Site Layout Plan



B Surface Water Drainage



Change:
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NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, AMBIGUOUS OR CONFLICTING TO BE RESOLVED TO THE ATTENTION OF THE DESIGNER.
2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. BE AWARE TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
4. DIMENSIONS OF ALL BOUNDARIES AND KILNDRUMS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
5. DO NOT SCALE. ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE.
6. ALL PROPOSED WATERMAIN PIPEWORK TO BE ADEPT WITH MINIMUM PIPE SIZE TO BE ACCORDANCE WITH SECTION 2.6 OF IWSH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
7. THE MINIMUM PIPE DIAMETER PROPOSED IS 150mm.
8. IF APPLICABLE, WATERMAIN TO BE LOCATED IN COMPLIANCE WITH SECTION 3.4.1 OF IWSH STANDARDS. INSTALLATION TO PLANNING PERMISSIONS.
9. SEPARATION DISTANCES FROM WATERMAIN TO BE IN COMPLIANCE WITH 3.4.1.1 OF IWSH STANDARDS.
10. ALL WATERMANS SHALL HAVE A MINIMUM COVER OF 900mm. ALL DEGRADED PERKS CONNECTING PROPERTIES SHALL HAVE MINIMUM COVER OF 750mm.
11. HYDRANTS SHALL BE SITUALLY PLANNED (ABLE TO FIT) AND SHALL COMPLY WITH EN 12246. IN NO CASE SHALL EN 12246 BE USED TO EXCEED THE MINIMUM COVER OF PRACTICE FOR WATER INFRASTRUCTURE. SECTION 3.4.1.2.
12. ALL THE LINES HAVE BEEN PROPOSED SO THAT INDIVIDUAL SECTIONS CAN BE ISOLATED & WILL COMPLY TO BE 300mm. THE DEPTH OF THE SLUCE VALVE SHALL BE 100mm FROM FINISHED GROUND WILL NOT EXCEED 300mm.
13. AIR VALVE AND HYDRANT COVERS, WHERE LOCATED IN OPEN AREAS, SHALL BE ACCORDANCE WITH SECTION 3.4.1.3 OF IWSH STANDARDS. ALL HYDRANT AIR VALVE SHALL BE 100mm DEEP. IN COMPLIANCE WITH IWSH STANDARDS.
14. ALL WATERMAIN DETAILS TO BE IN ACCORDANCE WITH THE IWSH WATER INFRASTRUCTURE STANDARDS OF IWSH AND CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
15. IN RELATION TO SECTION 3.4.5 OF IWSH WATER CODE OF PRACTICE THE 150mm WATERMAIN CANNOT BE LOCATED AT LEAST 3.0m FROM THE EDGE OF BUILDINGS. THE EXACT LOCATION OF THE 150mm WATERMANS TO BE ADVISED WITH IWSH DATA.
16. IN RELATION TO SECTION 3.4.2.6 OF IWSH WATER CODE OF PRACTICE THE HYDRANTS CANNOT BE LOCATED AT LEAST 3.0m FROM THE EDGE OF BUILDINGS. THE EXACT LOCATION OF HYDRANTS TO BE ADVISED WITH IWSH DATA.

WATERMAIN LEGEND:

EXISTING WATERMAIN
PROPOSED 150mm Ø150 (PE-80 508-17)

WATERMAIN
PROPOSED FIRE HYDRANT (Iron Meter: STD-48-18)

PROPOSED SLUCE VALVE (Iron Meter: STD-48-13)

PROPOSED BULK WATER METER (Iron Meter: STD-48-26)

Rev	Date	Description	Drawn	Checked	Issue
001	01/04/2024	PLANNING APPLICATION ISSUE	EP	EP	01/04/24
002	01/04/2024	FINAL PLANNING ISSUE	EP	EP	01/04/24
003	01/04/2024	FINAL ISSUE	EP	EP	01/04/24

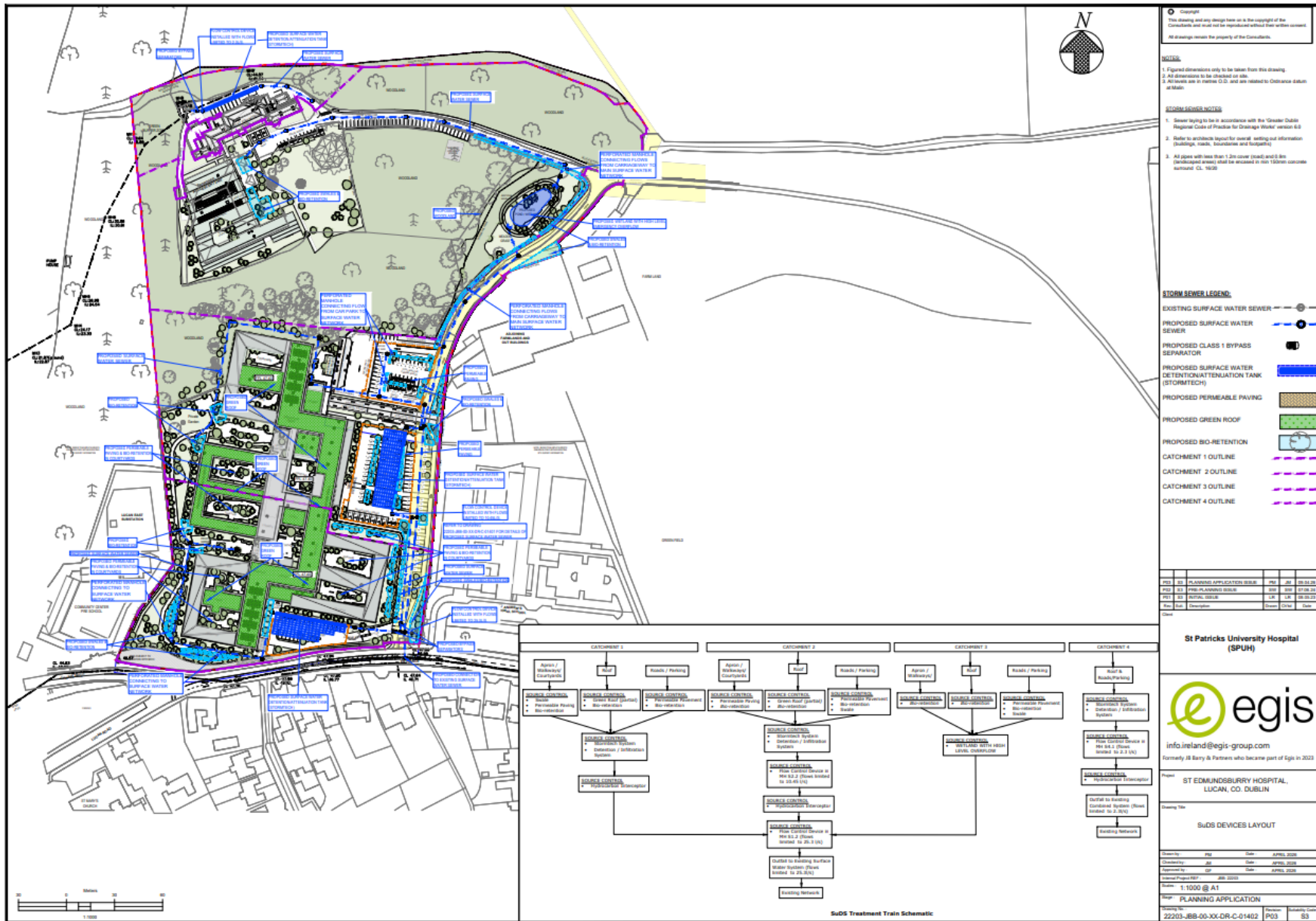
Client: St Patricks University Hospital (SPUH)

info@egis.com
Formerly JBA Barry & Partners who became part of Egis in 2023

Project: ST EDMUNDSBURRY HOSPITAL, LUCAN, CO. DUBLIN

Drawing Title: WATERMAIN LAYOUT

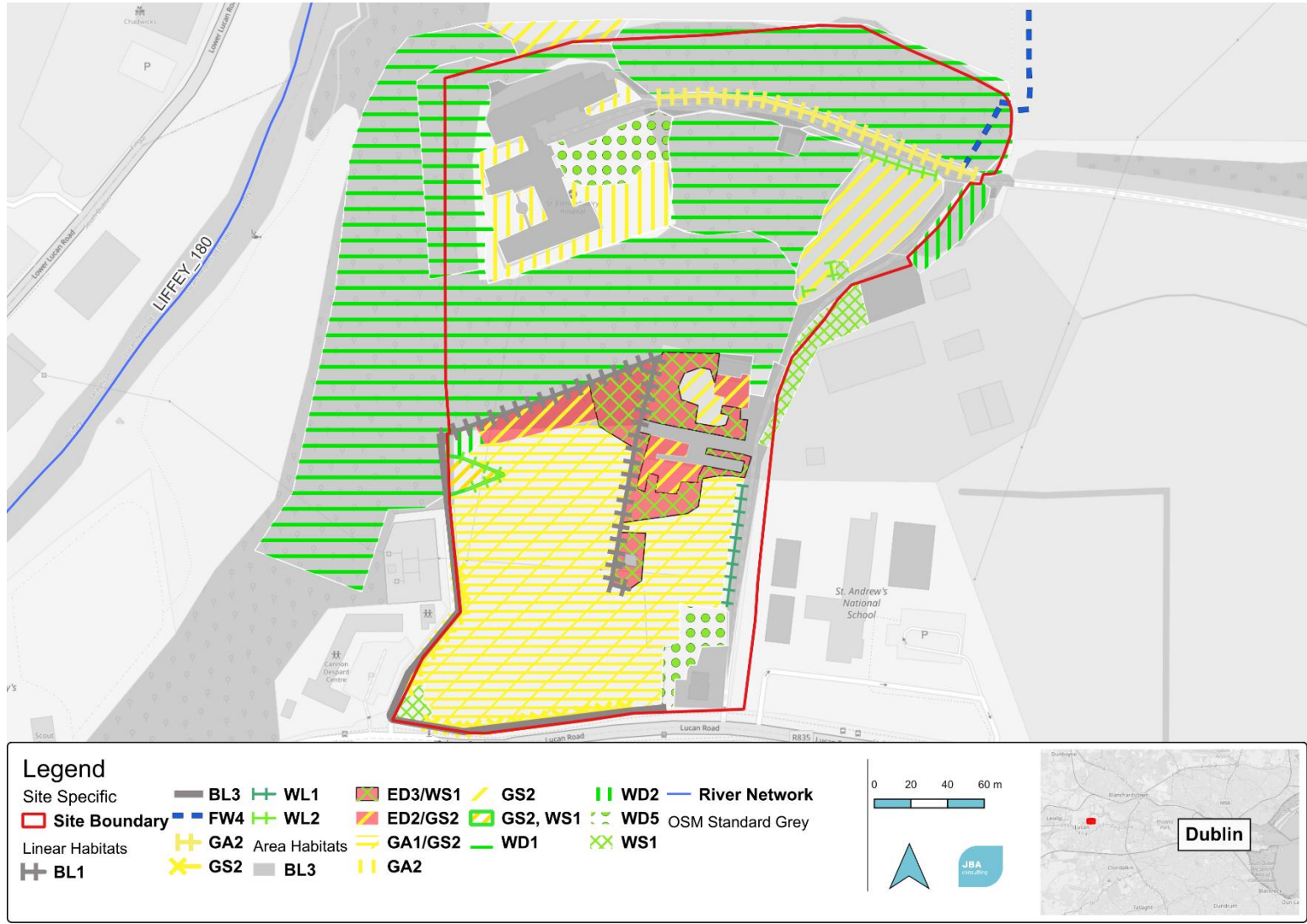
Drawn By:	EP	Date:	APRIL 2024
Checked By:	EP	Date:	APRIL 2024
Approved By:	EP	Date:	APRIL 2024
Internal Project Ref:	JBA-2024		
Scale:	1:1000 @ A1		
Sheet:	PLANNING APPLICATION		
Drawing No:	22203-JB-00-XX-DR-C-01400	Sheet No:	P03
		Quantity Code:	83



C Foul Water Drainage



D Habitat Map



E NBDC Records

E.1 Protected Species

Species	Date	Designation
Birds		
Black-headed Gull <i>Chroicocephalus ridibundus</i>	12/12/2022	Wildlife Acts Birds of Conservation Concern - Amber List
Common Gull <i>Larus canus</i>	05/05/2024	Wildlife Acts Birds of Conservation Concern - Amber List
Coot <i>Fulica atra</i>	12/12/2022	Wildlife Acts EU Birds Directive >> Annex II, Annex III Birds of Conservation Concern - Amber List
Cormorant <i>Phalacrocorax carbo</i>	18/12/2022	Wildlife Acts Birds of Conservation Concern - Amber List
Goldcrest <i>Regulus regulus</i>	17/11/2024	Wildlife Acts Birds of Conservation Concern - Amber List
Greenfinch <i>Chloris chloris</i>	10/02/2023	Wildlife Acts Birds of Conservation Concern - Amber List
Grey Wagtail <i>Motacilla cinerea</i>	13/05/2023	Wildlife Acts Birds of Conservation Concern - Red List
Herring Gull <i>Larus argentatus</i>	01/01/2024	Wildlife Acts Birds of Conservation Concern - Amber List
House Martin <i>Delichon urbicum</i>	13/05/2023	Wildlife Acts Birds of Conservation Concern - Amber List
House Sparrow <i>Passer domesticus</i>	05/05/2024	Wildlife Acts Birds of Conservation Concern - Amber List
Kingfisher <i>Alcedo atthis</i>	23/12/2022	Wildlife Acts EU Birds Directive >> Annex I Birds of Conservation Concern - Amber List
Little Egret <i>Egretta garzetta</i>	12/10/2017	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex I Bird Species
Mallard	13/05/2023	Wildlife Acts EU Birds Directive >> Annex II, Annex III Birds of Conservation Concern -

<i>Anas platyrhynchos</i>		Amber List
Meadow Pipit <i>Anthus pratensis</i>	05/05/2024	Wildlife Acts Birds of Conservation Concern - Red List
Mute Swan <i>Cygnus olor</i>	13/05/2023	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Peregrine <i>Falco peregrinus</i>	16/09/2017	Wildlife Acts EU Birds Directive >> Annex I Bird Species
Sand Martin <i>Riparia riparia</i>	13/05/2023	Wildlife Acts Birds of Conservation Concern - Amber List
Starling <i>Sturnus vulgaris</i>	26/05/2024	Wildlife Acts Birds of Conservation Concern - Amber List
Swallow <i>Hirundo rustica</i>	13/05/2023	Wildlife Acts Birds of Conservation Concern - Amber List
Swift <i>Apus apus</i>	09/07/2023	Wildlife Acts Birds of Conservation Concern - Red List
Terrestrial Invertebrates		
Chimney Sweep <i>Odezia atrata</i>	10/08/2023	Threatened Species: Vulnerable
Red-tailed Bumblebee <i>Bombus lapidarius</i>	03/06/2022	Threatened Species: Near threatened
Terrestrial Mammals		
Brown Long-eared Bat <i>Plecotus auritus</i>	02/05/2022	Wildlife Acts EU Habitats Directive >> Annex IV
Common Pipistrelle <i>Pipistrellus pipistrellus sensu stricto</i>	03/05/2022	Wildlife Acts EU Habitats Directive >> Annex IV
Daubenton's Bat <i>Myotis daubentonii</i>	03/05/2022	Wildlife Acts EU Habitats Directive >> Annex IV
Hedgehog <i>Erinaceus europaeus</i>	29/06/2020	Wildlife Acts
Irish Hare <i>Lepus timidus</i> subsp. <i>hibernicus</i>	23/02/2020	Wildlife Acts
Leisler's Bat	03/05/2022	Wildlife Acts

<i>Nyctalus leisleri</i>		EU Habitats Directive >> Annex IV
Nathusius's Pipistrelle <i>Pipistrellus nathusii</i>	02/05/2022	Wildlife Acts EU Habitats Directive >> Annex IV
Pine Marten <i>Martes martes</i>	09/01/2020	Wildlife Acts EU Habitats Directive >> Annex V
Pipistrelle <i>Pipistrellus pipistrellus sensu lato</i>	23/05/2017	Wildlife Acts EU Habitats Directive >> Annex IV
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	03/05/2022	Wildlife Acts EU Habitats Directive >> Annex IV

E.2 Invasive Species

Species	Date	Designation
Flora		
Butterfly-bush <i>Buddleja davidii</i>	12/12/2022	Invasive Species: Medium Risk Invasive Species (2013 Report)
Cherry Laurel <i>Prunus laurocerasus</i>	21/04/2023	Invasive Species: High Risk Invasive Species (2013 Report)
Himalayan Balsam <i>Impatiens glandulifera</i>	11/08/2025	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014 Invasive Species: Regulation S.I. 374/2024 (Ireland) Invasive Species: Detailed Risk Assessment >> High Risk
Himalayan Honeysuckle <i>Leycesteria formosa</i>	10/11/2021	Invasive Species: Medium Risk Invasive Species (2013 Report)
Molluscs		
Jenkins' Spire Snail <i>Potamopyrgus antipodarum</i>	02/09/2016	Invasive Species: Medium Risk Invasive Species (2013 Report)
Terrestrial Invertebrates		
Harlequin Ladybird <i>Harmonia axyridis</i>	24/01/2026	Invasive Species: High Risk Invasive Species (2013 Report) Invasive Species: Regulation S.I. 374/2024 (Ireland)
Oak Processionary <i>Thaumetopoea processionea</i>	12/06/2023	Invasive Species: High Risk Invasive Species (2013 Report)
Terrestrial Mammal		
American Mink <i>Neovison vison</i>	02/08/2018	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014 Invasive Species: Regulation S.I. 374/2024 (Ireland) Invasive Species: High Risk Invasive Species (2013 Report)
Grey Squirrel <i>Sciurus carolinensis</i>	07/07/2022	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014 Invasive Species: Regulation S.I. 374/2024 (Ireland) Invasive Species: High Risk Invasive Species (2013 Report)

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