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ESB 110kV/38MV Distribution Substation Belmayne, Co.  
Dublin

Appropriate Assessment Screening Report

Electricity Supply Board (ESB)

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## 1 Introduction

ESB, acting through the ESB Networks business unit, has appointed the ESB Engineering and Major Projects business unit to prepare an Appropriate Assessment (AA) screening report on its behalf in relation to a proposed distribution substation development at Belmayne, Co. Dublin (hereafter referred to as the '*proposed development*') For the purposes of the planning application ESB is acting in its capacity as licensed operator and asset owner of the distribution system (see further Section 2.1 of the PER).

This report contains information to assist An Coimisiún Pleanála (ACP), as the competent authority, to undertake a screening for Appropriate Assessment of the proposed development, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Section 42 of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). The purpose of this report is to demonstrate whether the proposed development, either alone or in combination with other plans or projects, is likely to have a significant effect on a European site(s) in view of the site's conservation objectives.

### 1.1 Brief Description of the Proposed Development

The proposed development will provide an upgrade to the existing local electrical network and consists of the construction of a 110 kV/ 38MV electrical substation along with all associated site development works including provision of access roads, lighting, boundary walls/fences, landscaping, site services including drainage and all other works. Access for the works will be from R139 using existing access gates and tracks.

### 1.2 Site Description

The proposed development is located at Irish Transverse Mercator (ITM) 720539, 741013 in Belmayne, Co. Dublin. The southern boundary of the site is adjacent to the R139, with direct access from this road to the site. To the east lies the Bewley's Tea and Coffee Head Office. To the west, the adjoining lands consist of grassland with a paved private roadway. The nearest watercourse to the proposed development is located to the north and is the Clonshagh Stream<sup>1</sup> which is a tributary of the Mayne River<sup>2</sup>

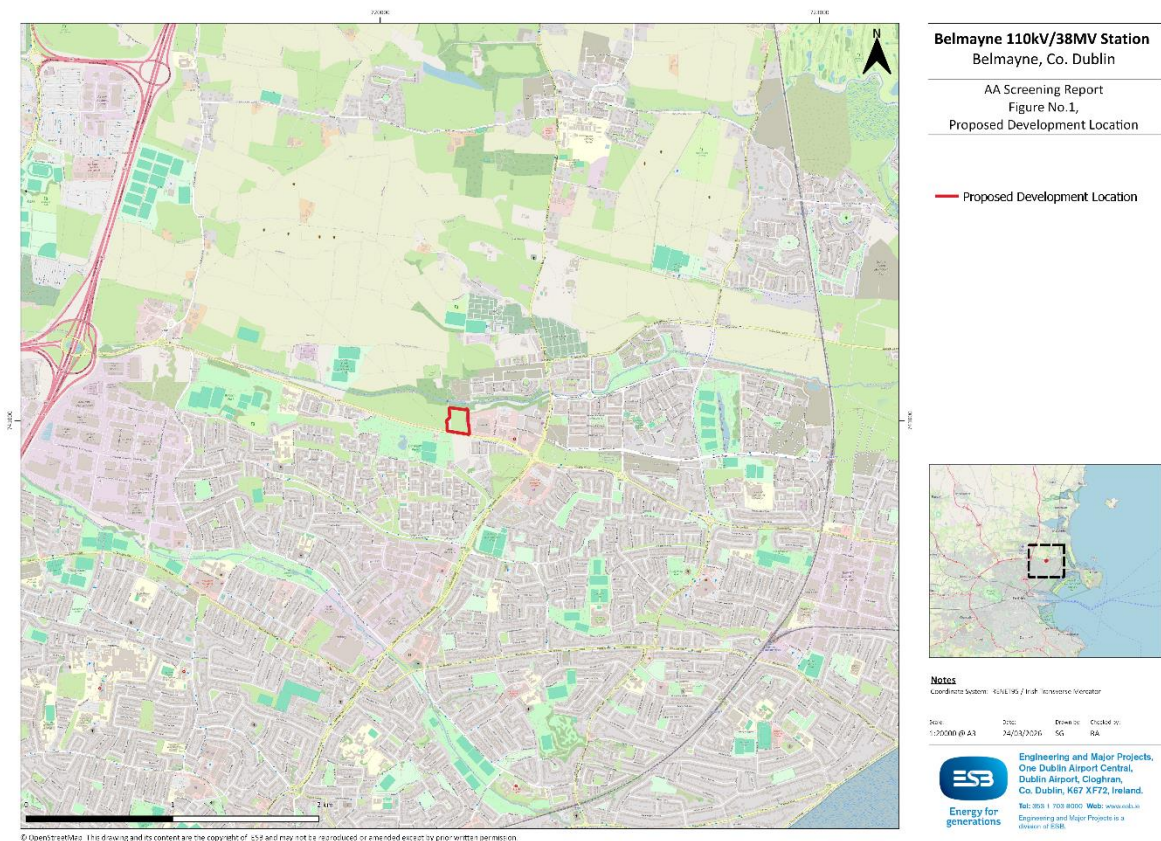
The site is currently surrounded by open agricultural fields, however, this area is undergoing development, with residential developments located to the northeast and future development of residential and industrial/infrastructure to the north and west.

The proposed development site is located c. 1 km east of the existing Belcamp 220 kV substation and it is intended that the proposed development will be looped into this substation.

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<sup>1</sup> EPA code: 09C68

<sup>2</sup> EPA code: 09M03



**Figure 1 Proposed Development Location**

## 1.3 Relevant Legislation

The main pieces of relevant legislation, for the purposes of Appropriate Assessment, are as follows:

- The Habitats Directive 92/43/EEC.
- The Birds Directive 2009/147/EC.
- European Communities (Birds and Natural Habitats) Regulations 2011 – 2021.
- Planning and Development Acts 2000 to 2022 - PART XAB<sup>3</sup>.

The relevant sections of the legislation are summarised in **Appendix A** of this report.

## 1.4 Appropriate Assessment Process

Key stages in the Appropriate Assessment process are set out below. The process promotes a hierarchy of avoidance, mitigation and compensatory measures to be addressed in the AA process. Stages 1 and 2 relate to Article 6(3) of the Habitats Directive and Stages 3 and 4 relate to Article 6(4). The outcome of each successive stage determines if the next stage in the process is required. European sites comprise Special Areas of Conservation (SAC) and Special Protection Areas (SPA). These European sites combined form the Natura 2000

<sup>3</sup> Natura 2000 sites are also referred to as European sites in the Planning and Development Acts 2000 – 2022 and European Communities (Birds and Natural Habitats) Regulations 2011 – 2021 (Unofficial Consolidation-Updated to 28 July 2022).

network, a European network of important ecological sites as defined under Article 3 of the Habitats Directive 92/43/EEC.

### **Stage 1. Screening for Appropriate Assessment**

The first step in the screening process is to determine if the plan or project is directly connected to or necessary for the management of a European site<sup>4</sup>. The process then identifies whether a plan or project, either alone or in combination with other plans or projects, is likely to have significant effects on a European site in view of its conservation objectives.

### **Stage 2. Appropriate Assessment**

This stage considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site with the addition of any mitigation measures necessary to avoid or reduce negative effects. A Natura Impact Statement (NIS) must be prepared as part of this stage of the process. The AA is carried out by the competent authority and is informed by the NIS.

### **Stage 3. Alternative Solutions**

Should Stage 2 conclude that there is likely to be adverse effects on the integrity of a European site the process continues to Stage 3. Stage 3 examines alternative solutions or options that could enable the plan or project to proceed without adverse effects on the integrity of a European site.

### **Stage 4. Imperative Reasons of Overriding Public Interest (IROPI)/Derogation**

Stage 4 is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project that will have adverse effects on the integrity of a European site to proceed in cases where it has been established that no less damaging alternative solution exists.

## **1.5 Statement of Competence**

This report was prepared by ESB EMP Graduate Ecologist Shay Gurn and technically reviewed by ESB EMP Senior Ecologist Ria Aherne.

Shay Gurn has a B.Sc. Hons in Environmental Science with Ecology from Atlantic Technological University Sligo (ATU), His experience primarily includes the preparation of Appropriate Assessment Screening reports for OHL uprates, new OHL connections, and new underground cable (UGC) connections.

Ria Aherne has over 6 years' professional experience in ecological consultancy and two years' experience in construction as an Ecological Clerk of Works (ECoW). She holds an honours degree in Ecology from University College Cork. Her experience primarily includes the preparation of Ecological Impact Assessments, AA screening reports and Natura Impact Statements (NIS) for a range of public and private projects across Ireland. Ria has extensive survey experience including but not limited to habitat, invasive species, protected mammals

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<sup>4</sup> The proposed development is not directly connected with or necessary for the management of any European site.

and aquatic surveys and undertaking botanical surveys in a range of different habitats across Ireland; the results of which have informed the preparation of ecological assessments.

## 2 Methods

### 2.1 Appropriate Assessment Screening Report

The approach taken in preparing this AA screening report is summarised as follows:

- Identify European sites within the potential zone of influence of the proposed development.
- Identify the qualifying interests of the European sites and review their conservation objectives.
- Review whether there is potential for the qualifying interests to be affected by the development based on information such as the vulnerabilities of the European sites, proximity to the site, and the nature and scale of the works associated with the proposed development.
- Consider the likelihood of the identified potential impacts, in the absence of mitigation, occurring based on the information collated and professional judgement.
- Consider the likelihood of cumulative effects arising from the proposed development in-combination with other plans and projects.
- Identify the likelihood of significant effects on European sites occurring because of the proposed development.

The approach taken in preparing this AA screening report is based on standard methods and best practice guidance, as listed in the references section of this report.

### 2.2 Zone of influence

The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries. The zone of influence will vary for different ecological features depending on their sensitivity to an environmental change (CIEEM, 2018).

Effects to European sites can only occur when there is a pathway (e.g. through watercourses) for potential effects between the source of the impact (e.g. emissions to surface water) and receptor (European site and its qualifying interests). This source-pathway-receptor link is specific to each project and is required to be assessed on an individual basis.

Current national guidance (DoEHLG, 2010) states, for the zone of influence of plans, that "*A distance of 15 km is currently recommended in the case of plans derives from UK guidance (Scott Wilson et al, 2006)*". The guidance goes on to state that "*for projects, the distance could be much less than 15 km, and in some cases less than 100 m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects.*"

The zone of influence for the proposed development was identified through a review of the nature of the proposed development, the type of potential impacts and effects that could arise as a result, the distance between the development site and European sites, and the qualifying interests of the relevant European sites.

## 2.3 Desktop Study

A desktop study was carried out to collate information available on European sites within the potential zone of influence of the proposed development.

The National Parks and Wildlife Service (NPWS) website<sup>5</sup> was accessed for information on European sites, and records of habitats and species listed as qualifying interests. Environmental Protection Agency (EPA) Maps<sup>6</sup> was accessed for hydrological and other environmental information relevant to preparation of this report. Recent and historic images of the proposed development site were viewed using available satellite and aerial imagery<sup>7</sup>. Dublin City Council (DCC) planning portal<sup>8</sup>, Fingal County Council (FCC) planning portal<sup>9</sup>, and An Coimisiún Pleanála (ACP)<sup>10</sup> was accessed for information on other permitted and proposed development within the zone of influence.

The desk study included a review of the proposed survey design drawings and other development details.

## 2.4 Field Survey

The development site was visited by ESB ecologists on 29<sup>th</sup> April 2025. Weather conditions were dry and windy, with overcast cloud cover, approximately 2 oktas and 3 on the Beaufort scale<sup>11</sup>. The temperature was ca. 18°C. The objective of the visit was to gain a better understanding of the baseline ecological conditions at the development site and to determine the potential for qualifying interests of European sites identified within the zone of influence of the proposed development to be present.

The approach to the field surveys is based on accepted standard practice and methods. Habitats within the study area were classified after '*A Guide to Habitats in Ireland*' (Fossitt, 2000). The dominant plant species present in each habitat type were recorded during the field surveys and this is considered sufficient to allow accurate classification of the habitats present and assess their potential for correspondence to habitats listed as qualifying interests. The habitats present at the location were also assessed for their potential to support species listed as qualifying interests.

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<sup>5</sup> <https://www.npws.ie/protected-sites> (last accessed 23/01/26)

<sup>6</sup> <http://gis.epa.ie/> (last accessed 23/01/26)

<sup>7</sup> Accessed through Google Earth Pro (last accessed 23/01/26)

<sup>8</sup> <https://planning.agileapplications.ie/dublincity> (last accessed 23/01/26)

<sup>9</sup> <https://www.fingal.ie/view-or-search-planning-applications> ((last accessed 23/01/26)

<sup>10</sup> <https://www.pleanala.ie/en-ie/case-search> (last accessed 05/02/26)

<sup>11</sup> <https://www.met.ie/forecasts/marine-inland-lakes/beaufort-scale>

## 3 Description of the Proposed Development

The proposed site layout is illustrated on drawings: PE492-D327-006-002 and PE492-D327-006-004, included in Appendix C.

### 3.1 Project Rationale

The objective of this project is to add capacity and improve distribution security of supply for the North Dublin area. This will be achieved by taking power from the existing Belcamp 220 kV substation, located approximately 1 km northwest of the proposed development and transforming the voltage down to 38 kV for connection to the distribution network. This will relieve existing transformer capacity at the Grange 38kV substation, located to the North of Dublin City.

### 3.2 Construction Phase Activities

The construction works will take place in three broad phases:

- Enabling Works
- Civil Construction
- Electrical Installation

Details of each phase is outlined in sections 3.2.1, 3.2.2 and 3.2.3 below.

#### 3.2.1 Enabling Works

The following is a list of the works to be carried out:

- Site demarcation and establishment of temporary construction compound including welfare facilities, site office etc.
- Demarcation of clearances required by Uisce Éireann to Foul Line to the north of the site and watermain to the south of the site.
- Site entrance modifications and creation of access road.
- Earthworks including site levelling and cut/fill works. All topsoil in the footprint of the compound will be removed. All excavated material will be subjected to waste classification and removed offsite to a licenced facility.

##### 3.2.1.1 Construction Plant and Machinery

The following is a list of plant that will be utilised at the site during construction:

- Tracked excavators.
- Dumper.
- Ride on roller.
- Concrete pump.
- Drills, saws and other power tools.
- Water pump
- Generators

- Mobile cranes

### 3.2.1.2 Site Access and Signage

The site is located immediately to the west of Bewley's production facility with an access directly from the R139. It is surrounded by open lands, but this area is undergoing development with residential development located to the north-east and future development of residential and industrial/infrastructure to the north and west.

Site access and construction traffic signage will be established by the Construction Contractor.

### 3.2.1.3 Laydown Areas

Dedicated temporary laydown and storage areas will be identified for construction plant and equipment by the Contractor. This area will be available for any fabrication that may be necessary.

### 3.2.1.4 Contractors Site Compound and Services

A temporary construction compound will be set up upon commencement of the enabling works phase. The compound will be located within the greenfield site of the proposed development and a temporary surface comprising granular stone material will be constructed for the compound. There is sufficient space to the north and south of the proposed development to accommodate a temporary construction compound. Excavated material will be stored at least 25 m from nearby watercourses.

The compound will be constructed early in the project in order to provide site offices and accommodation for staff and for the delivery of materials. Facilities will include office space, meeting rooms, canteen area, a drying room and sanitary provisions.

Any surface water management, bunding and waste management measures will also be put in place at the outset. A bunded containment area will be provided within the compound for the storage of lubricants, oils and site generators etc.

The compound will be in place for the duration of the construction phase and will be removed once works are complete.

## 3.2.2 Civil Construction

The following is a list of the works to be carried out:

- Construction of 110 kV GIS Building and 38 kV GIS Building.
- Construction of electrical equipment foundations.
- Construction of site drainage works.
- Trenching and ducting works for underground 38 kV and MV cables.
- Trenching and ducting works for underground LV and control and protection cables.
- Installation of substation earth-grid.
- Permanent surface water drainage works.
- Construction of new palisade fence to compound boundary.
- Construction of concrete post and rail fence outside new palisade fence to outer boundary/ legal line.

- Compound stoning and paving.
- Finishing and completion works.

All works will be carried out in accordance with the building regulations and up-to-date design codes at the time of mobilisation.

### 3.2.2.1 Cut and Fill

In the Table 3-1 below shows a preliminary estimate of the quantities of primary earthworks materials.

**Table 3-1: Summary of Total Material Volume for the Proposed Development**

Item	Total (m <sup>3</sup> )
Max Total Export	2,250
Total Stone Import	5,800

It is anticipated that some material will be reused onsite where possible, subject to geotechnical and environmental testing, and all surplus materials will be subjected to waste classification and removed offsite to a licenced facility.

### 3.2.3 Electrical Installation

Electrical installation includes the following:

- Delivery and installation of 2 No. 110 kV/38 kV Transformers.
- Delivery and installation of 2 No. 38 kV /MV Transformers.
- Delivery and installation of 3 no. Arc Suppression Coils.
- Delivery and installation of all other outdoor HV equipment.
- Pulling and termination of 38 kV & MV cables.
- LV cabling and wiring of 38 kV equipment and protection and control equipment.
- Installation of compound lighting and security systems.
- Commissioning of electrical substation.

### 3.2.4 Construction Programme

The commencement date for the development is subject to the date of grant of planning permission, pre-commencement obligations, and completion of the tender process for the selection of the contractor.

The construction programme (Table 3-2) may vary depending on availability of required outages at Belcamp 220 kV Substation from the electrical transmission system operator, and the time of year, weather conditions and the availability of specialised equipment.

The timing of stages and activities are approximate based on experience of similar projects, and this is meant as a guide, rather than a definitive programme of events.

**Table 3-2: Outline Construction Schedule**

Phase	Activity	Approximate Timeline	Total
Civil Construction	Site Preparation & Enabling Works	8 Weeks	52 Weeks
	Civil Construction	44 Weeks	
	Ancillary Civil Works	24 Weeks	
Electrical Installation	Electrical Installation	52 Weeks	78 Weeks
	Electrical Commissioning	26 Weeks	

The total construction duration for the project is estimated as 130 weeks from commencement.

The main construction works will comprise the construction of the substation compound and all electrical equipment foundations. The ancillary civil works will comprise of site works including installation of cable ducting, drainage, site boundary treatments, surfacing works etc.

Electrical installation works will commence following completion of the main civil construction works and will consist of the installation of the primary electrical equipment.

Some items of the ancillary civil works, the electrical installation and commissioning works will overlap.

### 3.2.5 Working Hours

The proposed working hours for the construction phase of the project are tabulated below (Table 3-3). No construction works will take place outside these hours, unless such work:

- Is required under exceptional circumstances; or
- Is carried out with the prior written approval of the local authority (e.g. abnormal load permit).

**Table 3-3: Normal Construction Working Hours**

Day	Working Hours
Monday to Friday	07:00 – 19:00
Saturday	08:00 – 16:00
Sunday or Bank Holiday	N/A

### 3.2.6 Construction Personnel

A maximum daily workforce of approximately 45 personnel is expected during the peak period for construction works on site. However, typical daily workforce requirements will be less than this, approximately 30 personnel. Car parking for workers and visitors will generally be provided in the Contractor's compound.

### 3.2.7 Construction Traffic Movement

Table 3-4 indicates that, over the anticipated 2.5-year construction period, an estimated total of approximately 1,828 HGV / LGV vehicle movements will occur, with an expected daily peak of 60 movements during the site preparation stage. Most of the deliveries will be during the

construction of the groundworks and the foundations for the substation. Civil construction materials will be delivered using standard rigid trucks, low-loaders and ready-mix truck etc.

No parking of cars by persons associated with the project will be permitted on the public road. Assuming a vehicle occupancy rate of 1.25, this would result in 36 cars during the peak construction period and a daily average of 24.

**Table 3-4: Anticipated Construction Traffic from Proposed Development**

Construction Traffic	No. Vehicles	No. of Vehicle Movements
HGV / LGV (Daily Average)	3- over entire duration	6
HGV / LGV (Peak – Month 1&2)	30	60
Construction Workers (Car Daily Average)	24	48
Construction Workers (Peak)	36	72

Vehicles transporting an abnormal load must adhere to the maximum weight, length and weight limits set down by Road Traffic (Construction and Use of Vehicles) Regulations 2003, S.I. 5 of 2003 and the maximum height limit set down in Road Traffic (Construction and Use of Vehicles) (Amendment) Regulations 2008, S.I.366 of 2008. If any of these thresholds are exceeded, then the load is considered abnormal.

There will be a requirement for the movement of approx. 4 abnormal loads during the construction of the proposed development. The precise load arrangements and delivery methods will not be known until the construction tender stage is completed. Accordingly, specific traffic management requirements and localised arrangements for the delivery of abnormal loads will be identified through the completion of an Abnormal Load Assessment; to be undertaken by the appointed Contractor(s) and agreed with in advance of construction with the appropriate reviewing authorities.

Where practical, abnormal loads will be transported, by specialist haulage contractors, overnight, and it is therefore, in conjunction with the low number of movements, probable that associated disruption to road network operation will be negligible.

### 3.2.8 Environmental Management

An outline Construction Environmental Management Plan (oCEMP) has been prepared as part of this application, to ensure that the construction works have the least impact on the local community and environment. The oCEMP includes industry standard practices and measures around earthworks management, water protection and management, noise, air quality, fuel and oil storage, refuelling, traffic management, ecology management, waste and resource management, and emergency response. Please see oCEMP for full measures, which are summarised below:

- Excavated soil will be stockpiled in designated areas away from water and other receptors. Stockpiles will be stored on impermeable surface and covered with polyethene plastic or similar.

- Concrete wash water will be retained on site and prevented from entering drains. The control of surface water during construction will be in accordance with CIRIA Report C532 Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors and CIRIA Report C811 Report Environmental Good Practice on Site Guide (fifth edition).
- Silt traps will be installed prior to commencement of works and inspected daily to inform adaptive management. Procedures will be adopted to ensure that the works do not have a negative impact to inland waterways.
- Dewatering will be in accordance with CIRIA Report C750 Groundwater Control – Design and Practice or equivalent and in accordance with any discharge licence/ permit requirements stipulated by the relevant authority.
- All hazardous substance on site will be controlled in accordance with Code of Practice for Chemical Regulations 2016, as amended. The area where oils will be stored, used or possibility of spills exist, will be bunded. No tanks or pipework containing liquids such as oils or chemical will be stored below ground.
- Offsite refuelling will occur at a controlled fuelling station. Where off-site refuelling is not possible, a designated ‘fuel station’, bunded to 110% capacity and drained by an oil interceptor, will be constructed.
- All construction works will be undertaken in accordance with ecological legislation, best practice and site-specific constraints identified through ecological surveys, as described in the submitted Planning and Environmental Considerations Report.
- A Resource Waste Management Plan and Emergency Response Plan will be prepared and implemented prior to construction.

### 3.3 Operation Phase Activities

Once commissioned, the substation will be operating 24-hours per day, seven days per week. The plant will not have permanent staff but there will be periodic engineering checks and maintenance visits. Lighting of the compound area will only occur during these periods.

During this lifespan there will be on-going routine maintenance on the different primary plant units. The routine maintenance will be carried out within the substation compound and no environmental impacts are envisaged.

#### 3.3.1 Operation Traffic Movement

The facility will typically be unmanned. Traffic levels during the operational stage will relate to occasional maintenance vehicles travelling to the substation. This is expected to be on average two to four vehicles arriving on site per month and at a maximum three vehicles a week. All such trips will be by a light van or at most a tractor/trailer type vehicle.

A two-person crew visiting site for three days a week would be the most that would be expected on the site. In such circumstances the operatives could be expected to use each of the facilities four times a day.

#### 3.3.2 Engineering Services

An Engineering Services Report (ESR) has been prepared by ESB for the proposed development. A summary of the existing and proposed surface water, foul and water supply is provided below.

### 3.3.2.1 Surface Water

#### Existing Surface Water Drainage

The site is currently greenfield with no built surface water drainage infrastructure. There are no existing land drains present within the site.

The site is bounded by the Clonshagh Stream, a tributary to the River Mayne, to the north as seen in Figure 3-1. The proposed development site is relatively flat, with a slight slope in the northern section towards the Clonshagh Stream, see Drawing PE492-D327-006-002 in Appendix C.



**Figure 3-1: Map Showing Existing Watercourses**

Dublin City Council records indicate that there are 2 no. 300 mm concrete surface water sewers running west-south in the R139, south of the proposed development, as shown in Figure 3-2.



attenuation tank and discharged to the existing surface water network to the south. From the existing surface water network to the south this discharges to Ringsend WWTP.

The proposed electrical transformers are oil filled equipment and as such are placed within impermeable bunds. In order to provide treatment of surface water generated in the transformer bunds, it is proposed to install an Entexol SCS001 (or equivalent approved) oil sensitive bund dewatering system. A 1.0 l/s low shear vortex pump with oil separation detection will be fitted within each bund containing oil-filled equipment.

The bunds will also include an Entexol SCS002 Integrated Class 1 Full Retention Oil Separator (or equal and approved). This system will ensure only non-contaminated water enters the drainage network.

The surface water drainage proposals are illustrated on drawing No. PE492-D327-006-007.

### 3.3.2.2 Foul Water

#### Existing Foul Water Drainage

The existing site is currently greenfield with no wastewater connection/discharge to the local wastewater infrastructure.

Uisce Éireann records indicate that there is a 1050 mm concrete sewer running west-east adjacent to the River Mayne, to the north of the proposed development. Uisce Éireann have confirmed that the *“required clearance distance to the 1050 mm sewer is 10 m”*.

#### Proposed Foul Water Drainage

It is proposed to separate the wastewater and surface water drainage networks, which will serve the proposed development, and provide independent connections to the local public foul and surface water sewers respectively. Wastewater generated on site will be discharged to the existing wastewater manhole to the north.

The foul water drainage proposals must cater for the wastewater generated in the welfare facilities of the proposed development. These welfare facilities include one toilet and two wash hand basins (one within WC and one within mess room) in the GIS building associated with the development.

The proposed development will generate small quantities of foul waste as the facility will typically be unmanned. As such, the quantities of foul waste generated will therefore be low.

There will be visits to the site for scheduled and unscheduled inspections, maintenance and repairs as necessary. A two-person crew visiting site for three days a week would be the most that would be expected on the site. It is common for much lower usage of the facilities on unmanned facilities and therefore a much lower foul loading is likely.

### 3.3.2.3 Water Supply

#### Existing Water Supply

There is currently no water supply within the site of the proposed development.

#### Proposed Water Supply Proposals

A 25 mm HDPE watermain is proposed to connect to the 600 mm existing watermain in the R139 which will provide the water supply for the new toilet and wash hand basins associated

with the development. Full details of the proposed connection location will be agreed with Uisce Éireann at Connection Application Stage.

The water supply proposals are illustrated on drawing PE492-D327-006-008 included in Appendix C.

### 3.4 Associated Grid Connection

The indicative underground cable grid connection for the proposed substation does not form part of the planning application as detailed further below.

The proposed substation will be connected to the existing Belcamp 220 kV substation located c. 1 km to the northwest via an underground double-circuit 110 kV cable, which will be routed either within the existing road network or across adjacent fields. The proposed cable route is at a preliminary design stage, will be subject to agreement with EirGrid and detailed design following receipt of planning consent, but the general technical requirements for the project will remain unchanged. This connection will be delivered under separate exempted development provisions, in accordance with Schedule 2, Part 1, Class 26 of the Planning and Development Regulations 2001 (as amended).

**Class 26** *The carrying out by any undertaker authorised to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the undertaking.*

Once operational, the Belmayne substation will offload to the Medium Voltage (MV) Distribution Network to provide capacity for demand growth and improving security of supply issues at the Grange 38kV/MV substation in Co. Dublin. It will also mitigate potential overloading risks at the nearby 38kV substations serving the North Dublin area.

## 4 Existing Environment

A summary of the habitats recorded within the proposed development site and in the immediate surrounding area is provided below. The site visit was completed on 29<sup>th</sup> April 2025.

The proposed development site (approximately 2.27 ha in total area) is a greenfield site located northeast of Darndale Park and regional road (R139), west of Bewley's Tea and Coffee Head Office Golf Club, south of Washington Memorial Tower, and southeast of Belcamp 220kV substation and Craobh Chiarans Pitch Clonshagh. The proposed development site is dominated by recolonising bare ground (ED3), bordered by an immature treeline (WL2) to the east, and south, with buildings and artificial surfaces (BL3) and tilled land (BC3) to the west. The habitats within the proposed development site are shown below in Plate 1-Plate 3 The Clonshagh Stream is ca. 10 m away from the northern boundary of the proposed development. The wider environs of the proposed development site are dominated by improved agricultural grassland (GA1) and arable crops (BC1) fields bordered by hedgerows (WL1) and treelines to the west and northwest; and, residential and commercial buildings to the east, south and southeast.

Butterfly bush (*buddleja*) was recorded on the western and northern boundaries of the proposed development site. A mammal trail was recorded in the south-west corner of the site, while a potential burrow was identified close to the buildings and artificial surfaces habitat on the western boundary of the site. A buzzard (*Buteo buteo*) was recorded flying over the site during the site visit. One common frog (*Anura temporaria*) was recorded traversing the site during the site visit.



**Plate 1 Buildings and Artificial Surfaces (BL3)**



**Plate 2 Recolonising Bare Ground (ED3)**



**Plate 3 Treelines (WL2)**

## 5 Appropriate Assessment Screening

This section of the report identifies the zone of influence of the proposed development, provides information on the European sites within the zone of influence and sets out the potential impacts and effects and the likelihood of significant effects.

### 5.1 Identification of European Sites

The first step in identification of European sites is to determine the potential zone of influence of the proposed development. When the zone of influence has been determined European sites within this area can be identified and the potential for these sites to be affected by the development can be evaluated by considering:

- Scale and type of the proposed development.
- Proximity to the proposed development.
- Qualifying interests of European sites.
- Ecological<sup>12</sup> and Landscape<sup>13</sup> connectivity between the proposed development and European sites.

#### 5.1.1 Zone of Influence

There are proposed works within any watercourse. The proposed development is ca. 10 m south of Clonshagh Stream. The proposed development site is relatively flat, with a slight slope in the northern section towards the Clonshaugh stream, see Appendix C: PE492-D327-006-002. The proposed development will be limited to the planning boundary and access roads. Works will be carried out over 130 weeks.

The proposed development is not within or directly adjacent to any European Site. The nearest European sites are Baldoyle Bay Special Area of Conservation (SAC 000199) ca. 2.9 km and Baldoyle Bay Special Protection Area (SPA 004016) ca. 3.3 km both northeast of the proposed development. There is a hydrological connection between the Clonshagh Stream and the Baldoyle Bay SAC ca. 3.2 km instream distance and Baldoyle Bay SPA ca. 3.7 km instream distance. There is no landscape or ecological connectivity to any other European site. Therefore, the only European sites within the zone of influence are Baldoyle Bay SAC and Baldoyle Bay SPA

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<sup>12</sup> Ecological connectivity is defined as a measure of the functional availability of the habitats needed for a particular species to move through a given area. Examples include the flight lines used by bats to travel between roosts and foraging areas or the corridors of appropriate habitat needed by some slow colonising species if they are to spread (CIEEM, 2018).

<sup>13</sup> Landscape connectivity is a combined product of structural and functional connectivity, i.e. the effect of physical landscape structure and the actual species use of the landscape (Kettunen *et al.* 2007)

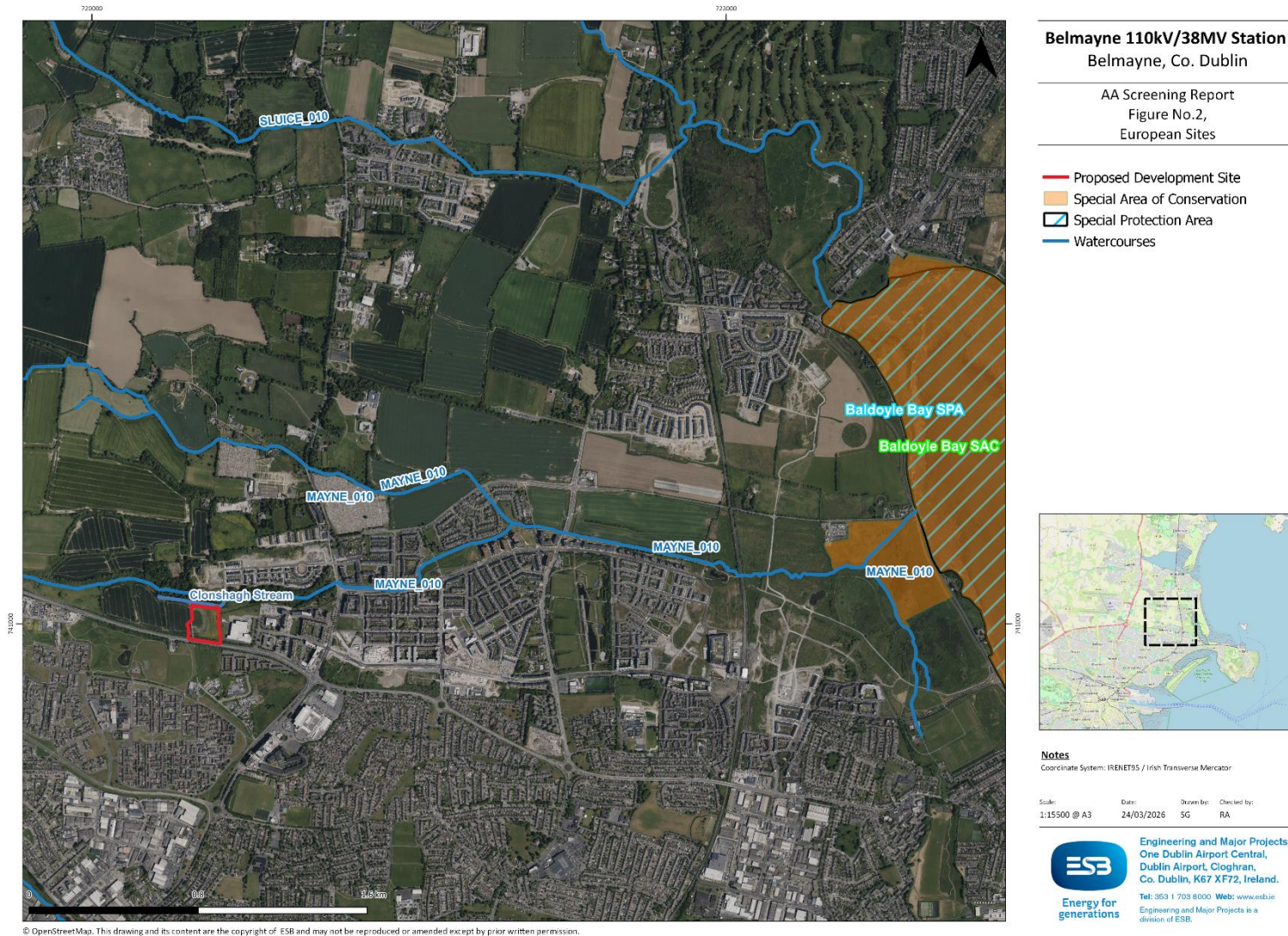


Figure 2 European Sites.

## 5.2 Description of European Sites

The European sites identified as being within the potential zone of influence of the proposed development are described below. The description of the sites has been prepared and summarised using the supporting information available on the NPWS website<sup>14</sup>.

### 5.2.1 Baldoyle Bay SAC (000199)

*Baldoyle Bay SAC is a tidal estuarine system on the north Dublin coast, stretching from Portmarnock to Howth. Its key habitats include extensive intertidal mudflats and sandflats, saltmarshes, and dune remnants. The mudflats support rich algal growth and are fringed by saltmarsh zones, with both Atlantic and Mediterranean salt meadows present. Salicornia mud and brackish marsh areas occur along river margins, while the Portmarnock Spit retains fragments of dune habitat despite past loss to development. Together, these habitats form a mosaic of estuarine, coastal, and transitional environments, making Baldoyle Bay a representative example of a protected estuarine system under the EU Habitats Directive.*

### 5.2.2 Baldoyle Bay SPA (004016)

*Baldoyle Bay SPA is a small estuarine system on the north Dublin coast, enclosed by a sand dune barrier and characterised by extensive intertidal flats, saltmarshes, and dune remnants. The sandy and muddy flats are seasonally covered by algal mats, while eelgrass beds and cord-grass stands provide important feeding grounds. Narrow strips of saltmarsh fringe the estuary, and remnants of dune habitat remain at Portmarnock Spit despite past modification. These habitats support internationally important populations of Light-bellied Brent Goose (*Branta bernicla hrota*)\*\* and nationally important numbers of Shelduck (*Tadorna tadorna*), Ringed Plover (*Charadrius hiaticula*), Golden Plover (*Pluvialis apricaria*), Grey Plover (*Pluvialis squatarola*), and Bar-tailed Godwit (*Limosa lapponica*)\*\*. Other wintering and passage birds include Great Crested Grebe, Pintail, Teal, Mallard, Common Scoter, Oystercatcher, Lapwing, Knot, Dunlin, Black-tailed Godwit, Curlew, Redshank, Greenshank, Turnstone, and migrants such as Curlew Sandpiper, Spotted Redshank, and Green Sandpiper, with Little Egret now a regular presence. Breeding species include Shelduck, Mallard, and Ringed Plover, highlighting the bay's dual importance as both a wintering and breeding site for waterbirds*

## 5.3 Qualifying Interests and Conservation Objectives

The qualifying interests and conservation objectives for the European site identified within the zone of influence of the proposed development are listed within 5-1 below. This information was obtained from the resources available on the NPWS website.

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<sup>14</sup> <https://www.npws.ie/protected-sites> (last accessed 23/01/26)

**Table 5-1 Qualifying Interests and Conservation Objectives of European Sites identified within the Zol**

European Site	Distance <sup>15</sup>	Qualifying Interests	Conservation Objectives
<b>Baldoyle Bay SPA (004016)</b>	3.3 km east	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of;</p> <ul style="list-style-type: none"> <li>• the bird species listed as Special Conservation Interests for this SPA.</li> <li>• the wetland habitat at the SPA as a resource for the regularly occurring migratory waterbirds that utilise it.</li> </ul> <p>Full details of the conservation objectives can be found at:</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004016.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004016.pdf</a></p>
<b>Baldoyle Bay SAC (000199)</b>	2.9 km east	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul>	<p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p> <p>Full details of the conservation objectives can be found at:</p> <p><a href="https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000199.pdf">https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000199.pdf</a></p>

<sup>15</sup> Measured in a straight line at the shortest distance between the development site and European Site boundary.

## 5.4 Identification of Potential Impacts and Effects

The potential impacts and effects of the proposed development on the habitats and species listed as qualifying interests for Baldoyle Bay SAC and Baldoyle Bay SPA are discussed in this section.

DoEHLG (2010) guidance for planning authorities states “If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan. The greatest level of evidence and justification will be needed in circumstances when the process ends at screening stage on grounds of no impact.” This approach is adopted in this report to considering the likely significant effects of the proposed development.

A significant effect is defined in paragraph 49 of the [Waddenzee Case C-127/02<sup>16</sup>](#) as follows “.....pursuant to the first sentence of Article 6(3) of the Habitats Directive, where a plan or project not directly connected with or necessary to the management of a site is likely to undermine the site's conservation objectives, it must be considered likely to have a significant effect on that site. The assessment of that risk must be made in the light inter alia of the characteristics and specific environmental conditions of the site concerned by such a plan or project.”

The likelihood of impacts occurring because of the proposed development is established in light of the type and scale of the development, the location of the development site with respect to European sites within the zone of influence and the qualifying interests and conservation objectives of those European sites.

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<sup>16</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A62002CJ0127>

## 5.4.1 Potential Impacts and Effects

### 5.4.1.1 Direct Habitat Loss and/or Fragmentation

All birds within the Baldoyle Bay SPA are waterbird species. There is no suitable ex situ habitat present within the footprint of the works and along access routes for SCI bird species of Baldoyle Bay SPA. The recolonising bare ground, treelines, and buildings and artificial surfaces habitats present within the footprint of the proposed development and along the access routes would not provide suitable foraging habitat for SCI bird species. There is ample more suitable foraging habitat in the wider environment, including at Baldoyle Bay within the mudflats/sandflats habitat.

All works will take place outside the Baldoyle Bay SAC. The proposed development works will not take place within any habitat listed as QI's for the SAC. The habitats within the zone of influence are recolonising bare ground, treelines, and buildings and artificial surfaces (see Section 4), none of which correspond to the Annex I type habitats listed as QI's.

Mudflats and sandflats not covered by seawater at low tide, Atlantic salt meadows, and Mediterranean salt meadows are all ca. 3.5 km away from the proposed development at the closest point. The proposed development will not enter this area and therefore will not have direct habitat loss and/or fragmentation on mudflats and sandflats not covered by seawater at low tide, Atlantic salt meadows, and Mediterranean salt meadows of Baldoyle Bay SAC.

Given the location, existing nature of the proposed development site and lack of suitable supporting habitat, there is no potential for direct habitat loss and/or habitat fragmentation of any QI Annex I habitat and/or supporting habitat of any QI Annex II species and/or SCI species within any European site to occur as a result of the proposed development.

### 5.4.1.2 Hydrological Impacts

There is a hydrological pathway between the proposed development and the downstream Baldoyle Bay SAC ca. 3.2 km and Baldoyle Bay SPA ca. 3.7 km, along the Clonshagh Stream which connects to the Mayne River. During construction, increased levels of sedimentation, suspended solids and/or pollutants in surface water runoff arising from the proposed development could potentially enter the Baldoyle Bay SAC and Baldoyle Bay SPA via the Clonshagh Stream and the Mayne River.

A reduction in water quality of a significant magnitude at these European sites could potentially result in an indirect impact on their QIs/ SCIs due to habitat degradation of QI Annex I habitat and/or supporting habitat of Annex II or SCI species, and/or a reduction in prey abundance/quality for Annex II or SCI species. However, the proposed development will not result in any the possibility of likely significant effects on the QIs of these European sites due to the following considerations:

- The terrestrial buffer between the proposed development and the surrounding watercourses, i.e. The northern site boundary lies 10 m from the watercourse, with the substation internal compound located >50 m from the watercourse. Excavations within 25 m of the watercourse will be limited to connecting to the local public foul water system and landscaping. All other excavations and all storage of materials will be set back a minimum of 25 m from any watercourse. which would allow the interception of surface water runoff prior to discharge into the watercourses, and in turn the

downstream watercourses/ European sites, further reducing the risk of a significant sedimentation event impacting to the SAC or SPA.

- Standard construction water protection measures outlined in the oCEMP, e.g. silt fences and storage of materials, together with the application of SuDS, will ensure that the possibility of a runoff event to the Clonshagh Stream and the Mayne River considered to be unlikely. These measures are industry standard practices and no distinct mitigation is required for the protection of any European site.
- During operation, surface water runoff will discharge to ground through the soakaways. The 2 no. banded transformers will include Entexol oil sensitive bund dewatering systems with Entexol integrated class 1 full retention oil separator, ensuring that there will be no potential for a reduction in water quality in surrounding waterbodies during the operation.
- The instream distance that exists between the proposed development site and the nearby European sites via the watercourses (i.e. ca. 3.2 km in the case of Baldoyle Bay SAC and 3.7 km to Baldoyle Bay SPA. In the unlikely event of any small-scale runoff entering Clonshagh stream then reaching Baldoyle Bay considered to be imperceptible in the context of the receiving estuarine environment.

Therefore, in consideration of the above, there is no potential for the degradation of any QI Annex I habitat and/or supporting habitat of any QI Annex II/SCI species to occur as a result of silt-laden and/or contaminated surface water runoff arising from the proposed development.

#### 5.4.1.3 Disturbance and Displacement Impacts

The construction of the proposed development may result in temporary increased levels of disturbance along and adjacent to the proposed development site boundary as a result of increased levels of noise, vibration, lighting and/or human activity. Increased levels of disturbance could potentially impact on fauna species using lands within the zone of influence of the proposed development, potentially resulting in their temporary displacement from these lands to suitable habitat in the wider environment.

Given that the distance between the proposed development and the nearest SPA (Baldoyle Bay SPA) is approximately 3.3 km, no potential impacts as a result of disturbance and/or displacement on SCI bird species utilising suitable habitat within or adjacent to the SPA is predicted. There is no suitable ex-situ habitat for SCI bird species within/ adjacent to the proposed development, and therefore no potential impacts are predicted. There may be suitable supporting habitat for Brent Geese in the wider landscape surrounding the proposed development. However, disturbance effects beyond the immediately adjacent habitats is considered unlikely given the intervening existing surrounding feature such as the R139 to the south and woodland to the north.

The operational stage activities will be limited to routine maintenance and irregular access to areas of infrastructure, and therefore, there is no potential for likely significant effects to occur during the operational stage of the proposed development.

Therefore, in consideration of the information presented above, it is concluded that there is no potential for the proposed development alone to result in likely significant effects on any European site, with particular regard to their conservation objectives. The potential for the proposed development to act in-combination with other plans and/or projects and result in likely significant effects on any European site is assessed in Section 5.4.2 below.

#### 5.4.2 Cumulative Effects

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a project results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects (CIEEM, 2018).

The large-scale planning applications from the surrounding area, accessed through map viewers and planning portals on An Coimisiún Pleanála (ACP), DCC, and FCC are shown below in Appendix B. Along with the planning applications outlined in Appendix B there are a number of small scale developments including construction of single houses, house alterations and extensions, demolitions and retention permissions.

The construction of these developments and the proposed development during the same period of time could potentially act in-combination, resulting in increased levels of contaminated surface water runoff entering the River Mayne, and travelling downstream towards the Baldoyle Bay SAC and SPA. However, following the assessment of these developments it has been concluded that there is no potential for likely significant effects on any European site. This is in consideration that it has been concluded that these developments will not result in likely significant effects on any European sites identified in the available

planning documents. In addition, the proposed development itself will not result in any significant increases in contaminated surface water runoff discharging to these European sites.

Therefore, in consideration of the information presented above, it is concluded that there is no potential for the proposed development, alone or in-combination with any other plans and/or projects, to result in likely significant effects on any European site, with particular regard to their conservation objectives.

To connect the proposed development to the existing electrical grid infrastructure, a grid connection route (GCR) will be required between the proposed Belmayne 110 kV substation and the existing Belcamp 220 kV substation. The proposed GCR is at a preliminary design stage, will be subject to agreement with EirGrid and detailed design following receipt of planning consent, but the general technical requirements for the project will remain unchanged. This connection will be delivered under separate exempted development provisions, in accordance with Schedule 2, Part 1, Class 26 of the Planning and Development Regulations 2001 (as amended). The proposed GCRs comprises of areas of agricultural grassland fields, amenity grassland, roads and footpaths, as well as through hedgerows, treelines, and streams. As the proposed GCR is at route selection stage all potential routes are considered in this section.

The longest proposed route is a total length of this route of 2 km. Where the GCR crosses watercourses, the cables will be laid via horizontal direction drilling, or where the streams are suitably sized, via open trench. Any instream works here will follow the Inland Fisheries Ireland (IFI) 2016 'Guidelines on protection of fisheries during the construction works in and adjacent to waters', i.e. dam and flume method, seasonal restrictions etc. There may be a requirement to temporarily culvert any roadside drains that are located within the works area.

The Mayne Stream travels for at least 4.1 km east before reaching Baldoyle Bay SAC and a further 500 m towards Baldoyle Bay SPA, from the closest GCR watercourse crossing. Silt-laden and/ or contaminated surface water runoff arising from the any proposed instream works could potentially enter these downstream watercourses and in turn negatively impact on QI Annex II/ SCI species as a result of habitat degradation and/ or a reduction in prey abundance/ quality. Given the substantial instream distance, the estuarine nature of the receiving environment for both SAC and SPA, as well as the proposed methodology of instream works (IFI 2016 i.e. no machinery will enter the watercourse, works will be completed during dry weather conditions) significant in-combination effects with the proposed development are considered unlikely.

## 5.5 Likelihood of Significant Effects

The proposed development at Belmayne, Co. Dublin will not have any potential likely significant effect on Baldoyle Bay SAC and Baldoyle Bay SPA. The proposed development will not result in habitat loss, fragmentation, disturbance, or displacement impacts on QIs of Baldoyle Bay SAC and Baldoyle Bay SPA. No suitable foraging/roosting habitat for SCI bird species exists within the proposed development area. There is no ecological connectivity between the proposed development and QI habitats and species of the SAC. Overall, no significant ecological effects are anticipated.

There is no risk of undermining the conservation objectives of Baldoyle Bay SAC and Baldoyle Bay SPA because of the proposed development. As a result, there is no potential for likely significant effects on any European site to occur due to the development, either alone or in combination with other projects or plans. Therefore, in line with the recommendations of standard guidance and case law and it is considered that (Stage 2) Appropriate Assessment is not required for the proposed development.

## 6 Conclusion

The competent authority, in this case An Coimisiún Pleanála, will be required to carry out screening for Appropriate Assessment to determine whether the proposed development is likely to significantly affect Baldoyle Bay SAC and Baldoyle Bay SPA, either alone or in – combination with other plans and projects, in light of the conservation objectives of the European sites within the identified zone of influence.

Based on the information set out in this report as well as the other documents accompanying the planning application, we submit that the competent authority has sufficient information to allow them to determine, with reasonable scientific certainty, that the proposed development, individually or in combination with other plans or projects, is not likely to significantly affect the integrity of any European site.

## References

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NPWS (2014) Site Synopsis: Baldoyle Bay SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

NPWS (2013) Conservation Objectives: Baldoyle Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

NPWS (2013) Site Synopsis: Baldoyle Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

## Appendix A: Relevant Legislation

### European Nature Directives (Habitats and Birds)

The Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) forms the basis for the designation of Special Areas of Conservation. Similarly, Special Protection Areas are classified under the Birds Directive (Council Directive 2009/147/EEC on the Conservation of Wild Birds). Collectively, Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are referred to as the Natura 2000 network. In general terms, they are considered to be of exceptional importance for rare, endangered or vulnerable habitats and species within the European Community.

Under Article 6(3) of the Habitats Directive an appropriate assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An appropriate assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site<sup>17</sup>, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Article 6, paragraph 3 of the EC Habitats Directive 92/43/EEC (“the Habitats Directive”) states that:

“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”

The Habitats Directive is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 – 2015. Part XAB of the Planning and Development Acts 2000 to 2020 transposes Article 6(3) and 6(4) of the Habitats Directive in respect of land use plans and proposed projects requiring development consent.

### EC (Birds and Natural Habitats) Regulations 2011 to 2021 – Part 5

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 – 2015 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that *‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.’*

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<sup>17</sup> Also referred to as European Sites in the Planning and Development Acts 2000 – 2022.

Section 42(2) expands on this, stipulating that a public authority must carry out a screening for Appropriate Assessment before consent for a plan or project is given, or a decision to undertake or adopt a plan or project is taken. To assist a public authority to discharge its duty in this respect, Section 42(3)(a) gives them the authority to direct a third party to provide a Natura Impact Statement and Section 42(3)(b) allows them to request any additional information that is considered necessary for the purposes of undertaking a screening assessment.

Section 42(6) requires that ‘the public authority shall determine that an Appropriate Assessment of a plan or project is required where the plan or project is not directly connected with or necessary to the management of the site as a European Site and if it cannot be excluded, on the basis of objective scientific information following screening under this Regulation, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site’.

## Planning and Development Acts 2000 to 2022<sup>18</sup> - PART XAB

The relevant sections of Part XAB of the Planning and Development Acts 2000 – 2022 are set out below.

### Screening for appropriate assessment

Section 177U requires that— (1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed project shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed project, individually or in combination with another plan or project is likely to have a significant effect on the European site.

(2) A competent authority shall carry out a screening for appropriate assessment under subsection (1) before—

(a) a Land use plan is made including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or

(b) consent for a proposed project is given.

(3) In carrying out screening for appropriate assessment of a proposed project a competent authority may request such information from the applicant as it may consider necessary to enable it to carry out that screening, and may consult with such persons as it considers appropriate and where the applicant does not provide the information within the period specified, or any further period as may be specified by the authority, the application for consent for the proposed project shall be deemed to be withdrawn.

(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

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<sup>18</sup> <http://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/html> (Updated to 10 March 2023)

(5) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is not required if it can be excluded, on the basis of objective information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

(6) (a) Where, in relation to a proposed project, a competent authority makes a determination that an appropriate assessment is required, the competent authority shall give notice of the determination, including reasons for the determination of the competent authority, to the following—

(i) the applicant,

(ii) if appropriate, any person who made submissions or observations in relation to the application to the competent authority, or

(iii) if appropriate, any party to an appeal or referral.

(b) Where a competent authority has determined that an appropriate assessment is required in respect of a proposed project it may direct in the notice issued under paragraph (a) that a Natura impact statement is required.

(c) Paragraph (a) shall not apply in a case where the application for consent for the proposed project was accompanied by a Natura impact statement.

(7) A competent authority shall, as soon as may be after making the Land use plan or making a decision in relation to the application for consent for proposed project, make available for inspection by members of the public during office hours at the offices of the authority, and may also publish on the internet —

(a) any determination that it makes in relation to a draft Land use plan under subsection (4) or (5) as the case may be, and reasons for that determination, and

(b) any notice that it issues under subsection (6) in relation to a proposed project.

(8) In this section ‘consent for proposed project’ means, as appropriate —

(a) a grant of permission,

(b) a decision of the Board to grant permission on a planning application or an appeal,

(c) consent for development under Part IX,

(d) approval for development that may be carried out by a local authority under Part X or Part XAB or development that may be carried out under Part XI,

(e) approval for development on the foreshore under Part XV,

(f) approval for development under section 43 of the Act of 2001,

(g) approval for development under section 51 of the Roads Act 1993, or

(h) a substitute consent under Part XA.

(9) In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

(10) In deciding upon an application under section 176A or a determination review or an application referral under section 176C, a planning authority or the Board, as the case may

be, shall, where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

#### Natura impact report and natura impact statement

Section 177T states that— (1) (a) A Natura impact report means a statement for the purposes of Article 6 of the Habitats Directive, of the implications of a Land use plan, on its own or in combination with other plans or projects, for one or more than one European site, in view of the conservation objectives of the site or sites.

(b) A Natura impact statement means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own or in combination with other plans or projects, for one or more than on European site, in view of the conservation objectives of the site or sites.

(2) Without prejudice to the generality of subsection (1), a Natura impact report or a Natura impact statement, as the case may be, shall include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for one or more than one European site in view of the conservation objectives of the site or sites.

(3) As respects a draft National Planning Framework, the Government shall prepare a Natura impact report in relation to a draft Land use plan and the following bodies shall also prepare a Natura impact report in relation to a draft Land use plan—

(a) as respects a draft regional spatial and economic strategy, the regional assembly for whose area the draft strategy is made,

(aa) as respects a draft National Planning Framework, the Minister

(b) as respects a draft planning scheme in respect of all or any part of a strategic development zone, the planning authority (which term shall be construed in accordance with section 168(5) ) for whose area the draft scheme is made,

(c) as respects a draft development plan or draft variation of a development plan, the planning authority for whose area the draft plan or draft variation is made, and

(d) as respects a draft local area plan, the planning authority in whose area the local area concerned is situate.

(4) The applicant for consent for proposed development may, or if directed in accordance with subsection (5) by a competent authority, shall furnish a Natura impact statement to the competent authority in relation to the proposed development.

(5) At any time following an application for consent for proposed development a competent authority may give a notice in writing to the applicant concerned, directing him or her to furnish a Natura impact statement

(6) Where an applicant for consent for proposed development who, having been directed in accordance with subsection (5) , fails to furnish a Natura impact statement within the period specified in the notice, or any further period as may be specified by the competent authority, the application for consent for the proposed development shall be deemed to be withdrawn.

(7) (a) Without prejudice to subsection (1) a Natura impact report or a Natura impact statement shall include all information prescribed by regulations under section 177AD.

(b) Where appropriate, a Natura impact report or a Natura impact statement shall include such other information or data as the competent authority considers necessary to enable it to ascertain if the draft Land use plan or proposed development will not affect the integrity of the site.

## Appendix B: Assessment of In-Combination effects

Planning number and Date granted	ref and Approx Distance to proposed development	Description of development	Potential for in combination effects
<p>DCC: 3061/25 DCC approved: 9/6/25</p>	<p>1.1 km southwest of the proposed development</p>	<p>Pursuant to the requirements of the above, notice is hereby given of; the demolition of the former Community Centre, the demolition of the former FÁS Training Centre and the construction of 9no. houses on three sites (A, B &amp; C) in Cara Park, Belcamp, Dublin 17. This will consist of the following:</p> <p>The proposed demolition of the former Community Centre (located between no.1 &amp; no.22 Cara Park). On the resulting site (Site A), the proposed construction of 6no., 2-storey, three bedroom houses. This includes provision of a car parking space to the front, space for a touring caravan to the front and private amenity to the rear of each house.</p> <p>On the corner lot to the north of no. 23 Cara Park (Site B), the proposed construction of a 2-storey, three bedroom house. This includes provision of a car parking space to the side, space for a touring caravan to the side and private amenity to the rear of the house.</p> <p>The proposed demolition of the former FÁS Training Centre (located between no. 25 &amp; no. 26 Cara Park). On the resulting site (Site C), the proposed construction of</p>	<p>In accordance with Article 81 of the Planning &amp; Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:</p> <p>The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.</p> <p>As such no potential for in-combination effects within the Proposed development is identified.</p>

		<p>2no., two-bedroom, semi-detached bungalows. This includes provision of a car parking space to the side and private amenity to the rear of each house.</p> <p>Amendments to the public pavements are to be made for vehicle access, ancillary site services works, hard and soft landscaping and amendments to boundary walls are also proposed.</p>	
<p>DCC 4137/23 ACP- 319570-24 Final Grant Date: 11/4/25</p>	<p>0.9 km east of the proposed development</p>	<p>Permission for the proposed development will consist of demolition of the existing residential property and existing derelict residential property. The construction of a residential development consisting of two blocks with a total of 79 residential apartments. Block A is located to the east of the site and includes 24no. 2 bed apartments and 12no. 1 bed apartments. Block B is on the west side of the site and includes 30 no 3 bed apartments; and 13 no 1 bed apartments. All apartments have private space in the form of balconies/terraces. Block A ranges from 6-8 to storeys in height and Block B is 7-8 storey in height excluding basement. The proposed development including communal amenity spaces located centrally at ground level and on the roofs of Block A and in Block B. The basement contains parking for 56 spaces including 4 no disabled spaces and motorcycle parking along with electric vehicle parking and is accessed via a new vehicle entrance and ramp from Malahide Road. New boundary treatments and communal bike stores, bin stores are proposed. A children's play area and crèche is included. Associated groundworks, landscaping, drainage including SUDS</p>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		measures, lighting engineering and ancillary works necessary to facilitate the development	
DCC WEBLRD6065/24-S3 Final Grant Date: 1/4/25	0.7 km east of proposed development	<p>We, Kilbarron ICAV Sub Fund 1, intend to apply for a seven year planning permission for a Large-scale Residential Development on lands known as Site 10, Mayne River Avenue, Northern Cross, Malahide Road, Dublin 17. The application site has an area of c. 0.76 ha and is bound by an existing office building (Rosemount House) to the south, the Mayne River corridor to the north, an existing residential block (Burnell Place) to the east, and undeveloped lands and the Bewley’s factory to the west.</p> <p>The development comprises of 138 no. residential units in 2 no. apartment blocks of up to eleven no. storeys in height, over a common basement level. Block 10A, containing 67 no. apartments, ranges from part nine to part eleven storeys in height, and Block 10B, containing 71 no. apartments, ranges from ten to eleven storeys in height. The unit mix consists of 37 no. 1 beds and 101 no. 2 beds. The proposal includes 590 sq.m of floorspace for Class 10 (community/arts) and Class 11 (cultural) uses at Ground Floor level, split between Block 10A (253 sq.m) and Block 10B (272 sq.m) and Basement (65 sq.m).</p> <p>Access to the development is provided from Mayne River Avenue to the south and from Mayne River Street to the east.</p> <p>The development includes a total of 90 no. car parking spaces (49 no. at surface level which will be equipped with EV charging points, and 41 no. at basement level) and 310</p>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		<p>no. bicycle parking spaces (70 no. visitor spaces at surface level and 240 no. secure spaces at basement level, including 12 no. cargo bike spaces at basement level).</p> <p>Bin stores, plant rooms, ancillary residential facilities, storage rooms and block cores are located at basement level. The proposed development includes private amenity space in the form of balconies / terraces for all apartments, public and communal open space, including external communal roof terraces at 9th floor level of Block 10A and 10th floor level of Block 10B, a children’s play area, PV panels and green/blue roofs at roof level of both blocks, foul and surface water drainage, hard and soft landscaping, lighting, and an ESB Substation. Private open space is provided for all apartments in the form of balconies located on the northern and southern sides of each block.</p>	
<p>DCC 4658/23</p> <p>Final Grant Date: 17/4/24</p> <p>Amendment to original planning application: 3506/20</p> <p>ACP-309091-21 Appeal withdrawn</p> <p>Final Grant Date: 3/3/21</p>	<p>0.9 km east of proposed development</p>	<p>Permission is sought for amendments to the permitted development Reg. Ref. DCC Reg. Ref. 3506/20 comprising a mixed-use development (up to 12 storeys in height (over basement) of 53 no. apartments (1no. 1-bed studio, 25 no. 1-beds, 24 no. 2-beds and 3 no. 3-beds) with 2 no. ground floor commercial units (class1/class 2 use) and all associated works, open spaces, landscaping, parking, etc. The proposed amendment will comprise provision of an additional stairwell through all permitted floors (and including protected escape route at roof level) with associated amendments to all floors to facilitate same. Associated internal amendments to the permitted residential layout at upper floors to facilitate the additional</p>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		<p>stairwell (but with no change to the permitted number or mix of apartments overall, or on each floor). Amendments to permitted basement area with revised storage and plant areas. Associated amendments to the building facade, fenestration and positioning of balconies (western elevation for apartments 206, 306 &amp; 406). Amendments to ground floor area with revised and elevational treatment to permitted ground floor commercial units and amendments to ancillary areas. All associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. DCC Reg. Ref. 3506/20 (and associated conditions).</p>	
<p>DCC: LRD6037/23-S3 Final Grant Date: 3/10/23 LRD6014/22-S3: 16/11/22 ACP: 312003-21</p>	<p>2 km east of the proposed development</p>	<p>The development relates to a large scale residential development (LRD) comprising an amendment to permitted strategic housing development (SHD) granted under ABP Reg Ref 312003-21 and subsequent LRD permission ref LRD6014/22-S3. In line with the permitted developments this is an application for 7 year duration of planning permission. The alterations will consist of the following:</p> <p>Amendments to the internal layout and external facades to alter the residential amenity space to include 13 no. additional residential units as follows:</p> <p>block 1 will alter the internal layout at ground floor and first floor level to provide 85.4sqm of internal amenity space and an additional 7 no. apartments made up of 5 no. 2 bedroom apartments and 2 no. 1 bedroom apartments.</p>	<p>An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development individually or in-combination with other projects, would not have significant effects on any European sites.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		<p>Resulting in total of 202 units in block 1 made up of 81 no. 1 beds; 114 no. 2 beds and 7 no. 3 bed units,</p> <p><a href="http://WWW.parkside5bamendment2.com">WWW.parkside5bamendment2.com</a></p> <p>block 5 will alter the internal layout at ground floor level to provide 81sqm of internal amenity space and an additional 6 no. apartments made up of 4 no. 1 bed apartments and 2 no. two bed apartments. Resulting in total of 210 units in block 5 made up of 1 no. studio, 105 no. 1 beds; 99 no. 2 beds and 5 no. 3 bed duplex apartments.</p> <p>There is no proposed alteration to the footprint of either building. The proposed amendment will result in total number of units will be 743 no. units throughout the development with a unit mix which includes 3 no. studios; 323 no. 1 beds (increase from 317 no.) 370 no. 2 beds (increase from 363 no.) and 47 no. 3 beds (reduced from 48). All other associated site development works, vehicular access points, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works will remain as permitted under ABP Reg Reg 312003-21 and DCC Reg Ref. LRD6014/22-S3</p>	
<p>DCC: 3041/22 Final Grant Date 11/10/22</p>	<p>1 km west of the proposed development</p>	<p>Mayne Stability Limited intends to apply for permission for a period of 10 years for the development of access to the Synchronous Compensator Development (Grid Stabilisation Facility) on the site of a c 0.94 ha. at lands south of Belcamp 220KV substation, Belcamp Dublin 17 . The proposed development will consist of the following elements within the administrative boundary of Dublin City</p>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other</p>

	<p>Council: a) New access entrance from the R139 and a clear span bridge crossing over River Mayne. b) Internal access tracks, security fencing, temporary construction compound, landscaping, and drainage. A concurrent planning application is being made to Fingal County Council which relates to the lands directly to the north of the site of c.1.65 ha for the construction of A Grid Stabilisation Facility containing 1 No. High Inertia Synchronous Compensator (HISC) unit enclosed within a steel clad framed style structure (12.1m max height) and supported by 8 No. electrical equipment containers (containing ancillary power supply products including a static frequency converts, MV switchgear, exciters, LV distribution, control room, welfare and office), main, auxiliary &amp; start-up electrical transformers, generator circuit breaker, switchgear equipment, External cooler units and 1 No. back up diesel generator and associated diesel storage tank; A 220kV High Voltage Gas Insulated Switchgear (GIS) compound containing a GIS building with all control &amp; HV equipment within a single storey building (13.2m max height). The building will be surrounded by a compound road and contained within a 2.6m high galvanised steel palisade fence; A 220kV underground cable to the existing adjoining Eirgrid substation boundary; Associated elements comprising a clear span bridge over the River Mayne, various underground cables and ducts, equipment plinths, boundary security fence, compound lighting and palisade gates and fencing, security lighting,</p>	<p>projects, would not have significant effects on any European site.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
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		CCTV, internal access roads, hardstanding areas and all necessary foundations works for the above compounds.	
FCC: LRD0068/S3E  Submitted on 12/12/25  No Grant Date	0.2 km north of the proposed development	<p>The proposed development seeks a 10-year planning permission for the construction of 1,350 residential units, one childcare facility, c.1,650sq.m of non-residential floor space including retail uses and health/recreational services, playing fields and associated changing rooms and a site allocated for a school.</p> <p>The development will consist of:</p> <ul style="list-style-type: none"> <li>i. The demolition of an existing structure (c. 183sq.m) located in the north-eastern corner of the site;</li> <li>ii. The decommissioning and removal of an existing private wastewater treatment system and an existing private water well;</li> <li>iii. The development of 1,350 units comprising: <ul style="list-style-type: none"> <li>a) 802 houses with heights varying from 2-3 storeys;</li> <li>b) 296 apartments across 8 blocks, ranging in height from 3-5 storeys, with a one storey landscaped area above podium car parking for some apartment blocks; and</li> <li>c) 252 walk-up apartments ranging in height from 3-4 storey.</li> </ul> </li> <li>iv. The overall unit mix will provide: <ul style="list-style-type: none"> <li>1) 55 no. 4-bedroom units;</li> <li>2) 398 no. 3-bedroom units;</li> </ul> </li> </ul>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		<p>3) 685 no. 2-bedroom units; and</p> <p>4) 212 no. 1-bedroom units.</p> <p>v. a childcare facility and associated outdoor play space;</p> <p>vi. an allocation of a site (1.08ha) reserved for a school in the southwestern portion of the site;</p> <p>vii. playing fields and associated clubhouse/changing facilities (c.98sq.m);</p> <p>viii. public and communal open spaces;</p> <p>ix. non-residential floorspace in the form of retail and health/recreation services including Class 1 (Unit 1 - c.304sq.m &amp; Unit 2 - c.627sq.m), Class 8 (c.206sq.m) and Class 11 (c.411sq.m) and all associated signage;</p> <p>x. the provision of a mobility hub and public plaza;</p> <p>xi. a new east west distributor road is proposed to facilitate access to the site from Malahide Road, bus stops, on street parking, footpaths and bicycle lanes;</p> <p>xii. the delivery of part of a new north south link road to facilitate future connections to the R139, on street parking, footpaths and bicycle lanes;</p> <p>xiii. a bridge across the Mayne River to accommodate the north south link road;</p> <p>xiv. the undergrounding of existing ESB overhead lines traversing the site;</p>	
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		<p>xv. the provision of part of the greenway along the northern boundary of the Mayne River located within the site;</p> <p>xvi. works to, and beneath, the Walled Garden to facilitate services connections and stability works; and</p> <p>xvii. all landscaping and planting, infrastructure delivery and connections, car parking (on-street, podium and in-curtilage), bicycle parking, services, site lighting, bin stores, plant and all associated ancillary development works.</p> <p>The lands are internally bounded by Belcamp Hall (Protected Structure) and associated curtilage, and works are proposed to, and beneath, the Walled Garden to facilitate services connections and stability works.</p> <p>An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.</p>	
<p>FFC:F22A/0136 ABP-314169-22 Final Grant Date: 14/8/23</p>	<p>0.2 km north of the proposed development</p>	<p>The proposed development will consist of the construction of a 4 storey mixed use building comprising 40 no. residential units (6 no. 1 bedroom units and 34. no 2 bedroom units) with balconies/terraces, a childcare facility over ground and first floor levels with outdoor play area, refuse storage, plant and bike storage area at ground floor level, all with associated car parking and bicycle parking, landscaping, boundary treatments, public lighting and all associated site and engineering works necessary to facilitate the development.</p>	<p>An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.</p>

		<p>Planning permission is also sought for a single storey cafe structure within the walled garden (protected structure) with an associated terrace area, pergola, retractable awnings, and associated signage, with maintenance store, vehicular service access with gates, boundary treatments, detailed walled garden landscaping proposals including a natural play area (on foot of planning permissions granted under Reg Refs F15A/0609, PL06F 248052, F18A/0058, F19A/0220, F19A/0221).</p> <p>Conservation/repair works to the walls of the walled garden, associated car parking, bicycle parking and all associated site and engineering works necessary to facilitate the development.</p> <p>The proposed development also includes an additional section of new road infrastructure pertaining to the East West Link Road on foot of planning permissions granted under Reg Refs F15A/0609, PL06F.248052, F18A/0058, F19A/0220 and F19A/0221)</p> <p>AI received 7/6/2022</p>	<p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
<p>FCC: F21A/0488 ABP-312848-22</p>	<p>0.2 km north of the</p>	<p>Construction of 77 no. residential units (20 no. 1-bedroom units; 55 no. 2-bedroom units and 2 no. 3-bedroom units) across 2 no. apartment blocks as follows;</p>	<p>An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development</p>

<p>Final Grant Date: 14/8/23</p>	<p>proposed development</p>	<p>Block 1 with is a part 3 and part 4 storey apartment block comprising 51 no. units (16 no. 1 bedrooms; 33 no. 2 bedrooms and 2 no. 3 bedroom units) with balconies/terraces to all units;</p> <p>Block 2, which is a part 3 and part 4 storey apartment block comprising 26 no. units (4 no. 1 bedrooms and 22 no. 2 bedroom units) with balconies/terraces to all units.</p> <p>65 no. surface level parking spaces, a total of 184 no. bicycle parking spaces (comprising 88 no. resident spaces and 26 no. visitor spaces in Block 1 and 56 no. resident spaces and 14 no. visitor spaces in Block 2); bin stores; landscaping and boundary treatments.</p> <p>The proposed development also consists of all associated site infrastructure and engineering works necessary to facilitate the development (on foot of planning permissions granted under Reg. Refs.</p>	<p>individually or in-combination with other projects, would not have significant effects on any European sites.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
<p>FFC:F21A/0401 ABP-312060-21  Final Grant Date: 14/8/23</p>	<p>0.2 km north of the proposed development</p>	<p>Residential development on lands at Belcamp Hall (a Protected Structure). The proposed development will consist of the construction of 78 no. residential units comprising 58 no. houses (41 no. two storey 3-beds, 12 no. two storey 4-beds and 5 no. three storey 4-beds, all with associated car parking, and one no. three storey multi-</p>	<p>An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development individually or in-combination with other projects, would not have significant effects on any European sites.</p>

		<p>dwelling block consisting of 10 no. own-door duplex units (6 no. 2-beds and 4 no. 3-beds), 2 no. 2-beds own-door triplex units, and 8 no. apartments (6 no. 1- beds and 2 no. 2-beds), all provided with private balconies/terraces and associated car parking and bicycle parking; landscaping; boundary treatments; public lighting; and all associated site infrastructure and engineering works necessary to facilitate the development. The proposed development also includes new road infrastructure pertaining to the East West Link Road and the upgrading of the R107 Malahide Road junction with R123 to include the East West Link Road. These upgrade works to the R107/R123 junction include the closing of the existing Belcamp Manor access off Malahide Road and the provision of a new access off the East West Link Road. Access is from Malahide Road via a new internal road permitted under Reg. Ref. F15A/0609 (ABP Ref. PL06F.248052) and the East West Link Road from Malahide Road. No works are proposed which directly affect the structures at Belcamp Hall (a Protected Structure), or any other protected structures associated with it.</p>	<p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
<p>FFC: F22A/0426 ABP-316297-23 Final Grant Date: 25/7/24</p>	<p>0.2 km north of the proposed development</p>	<p>The proposed development will consist of the construction of 32 no. residential units (11 no. 1 bed units 19 no 2 bed units and 2 no. 2 bed live/work units) and 3 no. retail units all contained within 2 no. individual buildings as follows: A 1-2 storey mixed use building comprising 3 no. retail units in the single storey part of the building and 2 no. 2 bed live/work units in the two storey part of the building (work spaces at ground floor level and residential units at first</p>	<p>An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development individually or in-combination with other projects, would not have significant effects on any European sites.</p>

		<p>floor level with associated balconies); and a 4 storey apartment building comprising 30 no. units (11 no. 1 bed &amp; 19 no. 2 beds) with associated balconies/terraces; car parking and bicycle parking; landscaping and boundary treatments, public lighting and all associated site and engineering works necessary to facilitate the development</p>	<p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
<p>FFC: F24A/0420E                  ABP:                  PL06F.321119                  ABP-321114-24                  No Final Grant                  Date: PENDING</p>	<p>0.2 km north of the proposed development</p>	<p>Planning permission is sought by Gerard Gannon Properties for development on lands at Belcamp Hall (Protected Structure), Malahide Road, Belcamp, Dublin 17. The proposed development will consist of alterations to the previously permitted development granted under Reg. Ref F15A/0609 (ABP Ref. PL06F.248052), F15A/0609/E1 relating to Belcamp House and Chapel including additional external and internal reconstruction, replacement, refurbishment, repair and conservation works to both buildings on foot of fire damage including upgrade works to Belcamp House’s existing roof, construction of walls and floors, and other works necessary to adapt the buildings to their new uses which includes the proposed change of use of the basement floor and ground floor of Belcamp House from the previously permitted 2 no. residential apartment units to now provide for community uses, reconfiguration of the first and second floors of Belcamp House from the previously permitted 2 no. residential apartment units (1 no. 3 bed and 1 no. 4 bed) to now provide 4 no. apartment units (2 no. 1 beds and 2 no. 2 beds) to be accessed via a new entrance door at ground floor level on the northern elevation of Belcamp House; new lift, entrance lobby and stairs to the basement of Belcamp House to connect to the</p>	<p>An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development individually or in-combination with other projects, would not have significant effects on any European sites.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>

		ground floor of the Chapel; new lift and landing including new steps and railings at north-western side of Belcamp House; new fire exit and stairs to the east transept of the Chapel; a single storey bin and bicycle store; Sundry conservation works to include repair and reinstatement of selected joinery, plasterwork and finishes in selected rooms to appropriate conservation standard; EV charging points and bicycle parking; landscaping including boundary treatments; and all associated works necessary to facilitate the development.	
ABP-312131-21 Final Grant Date: 9/7/25	2 km northwest of the proposed development	Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.  As such, no potential for in-combination effects with the Proposed Development is identified.
FFC:F23A/0040 Final Grant Date 6/12/23	1 km northwest of the proposed development	The development will consist of the provision of new electricity transmission infrastructure at the existing ESB Belcamp 220 kV substation, comprising:  1. Installation of an additional 220 kV Gas Insulated Switchgear (GIS) 16 Bay Building north of the existing station compound (approximately 84 m by 25m and 17 m in height), this includes an associated extension to the	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.

	<p>hardstanding compound {approximately 3.2 hectares) to facilitate the same. This includes:</p> <ul style="list-style-type: none"> <li>a) Three 220/110 kV transformers located adjacent to the new 220 kV GIS building (approximately 8m high);</li> <li>b) A busduct connection from the new 220 kV GIS building to the existing 220 kV Belcamp substation;</li> <li>c) One +100 MVAR220 kV STATCOM transformer including associated auxiliary transformer, series coils, outdoor cooling bank control and valve building;</li> </ul> <p>2. Seven lightning protection masts (ranging in height from approximately 8 m to 20 m);</p> <p>3. All ancillary site development works including site preparation works, site clearance and levelling; provision of hardstanding, internal access tracks and temporary construction compound; associated underground cabling and earthgrid; associated extended surface water drainage network including attenuation storage; associated reinforced concrete perimeter wall (3 m in height with a 1 m electric fence on top); perimeter palisade fencing (3 m in height), external lighting as required to facilitate the development;</p> <p>4. Access to the proposed development site will be via the existing internal access road, and existing vehicular entrance onto the R139 regional road.</p> <p>A Natura Impact Statement (NIS) accompanies this application.</p>	<p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
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		AI received 01/09/23	
ACP: VA06F.319422  Approved with conditions:5/2/25  No Final Grant Date: PENDING	1 km northwest of the proposed development	Proposed development of a 400 kV underground cable between the existing Woodland Substation, Batterstown, County Meath and the existing Belcamp Substation, Clonshagh, Fingal, County Dublin, known as the 'East Meath – North Dublin Grid Upgrade	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site. As such, no potential for in-combination effects with the Proposed Development is identified.
ACP: VA29N.303687  Approved with conditions 8/8/25  No Final Grant Date: PENDING	1 km northwest of the proposed development	Provision of a double circuit 110kV underground transmission line between the Belcamp 220kV and 110kV substation and the Darndale 110kV substation covering a distance of approximately two kilometres.	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site. As such, no potential for in-combination effects with the Proposed Development is identified.
ACP: TA29N.310077  Final Grant Date: 17/8/21	700 m east of the proposed development	260 no. apartments and associated site works.	An Appropriate Assessment (AA) report was submitted with this planning application. The AA concludes that the proposed development individually or in-combination with other projects, would not have significant effects on any European sites.

			As such, no potential for in-combination effects with the Proposed Development is identified.
ACP: HA29N.313182  Final Grant Date:  8/1/24	500 m east of the proposed development	BusConnects Clongriffin to City Centre Core Bus Corridor Scheme	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site. As such, no potential for in-combination effects with the Proposed Development is identified.
ACP: OA29N.319866  Live case due to be decided on 12/12/2024	20 m south of the proposed development	Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm (www.northirishseaarraysid.ie)	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other projects, would not have significant effects on any European site.  As such, no potential for in-combination effects with the Proposed Development is identified.
ACP: VA29N.317831	20 m south of the proposed development	Proposed development of three 110kV electricity circuits	An Appropriate Assessment (AA) report and a Natura Impact Statement (NIS) report were submitted with this planning application. The NIS concludes that the proposed works, individually or in-combination with other

<p>Case is due to be decided by 16/02/2024</p> <p>No Final Grant Date</p>			<p>projects, would not have significant effects on any European site.</p> <p>As such, no potential for in-combination effects with the Proposed Development is identified.</p>
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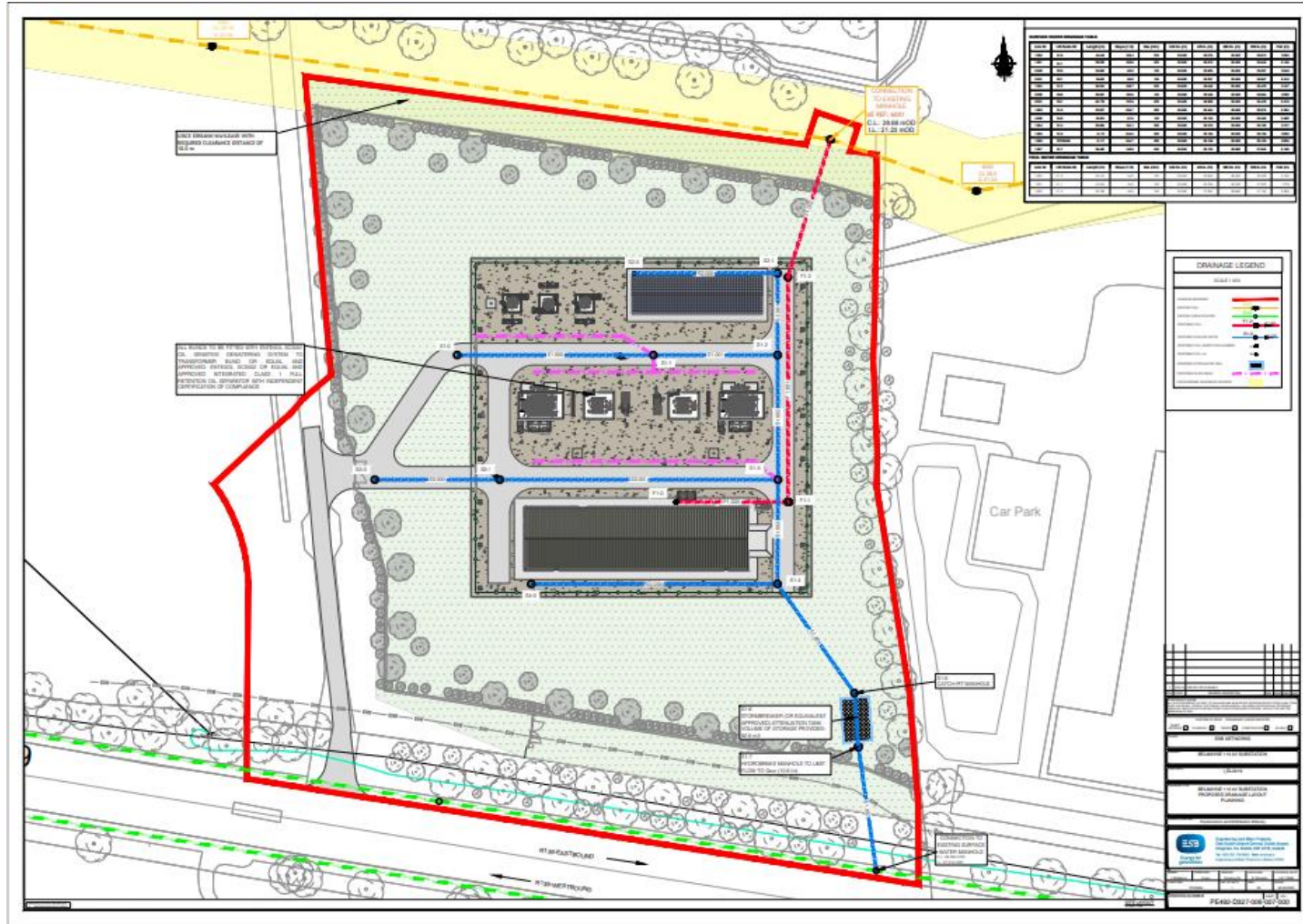
# Appendix C: Proposed Layout Drawings



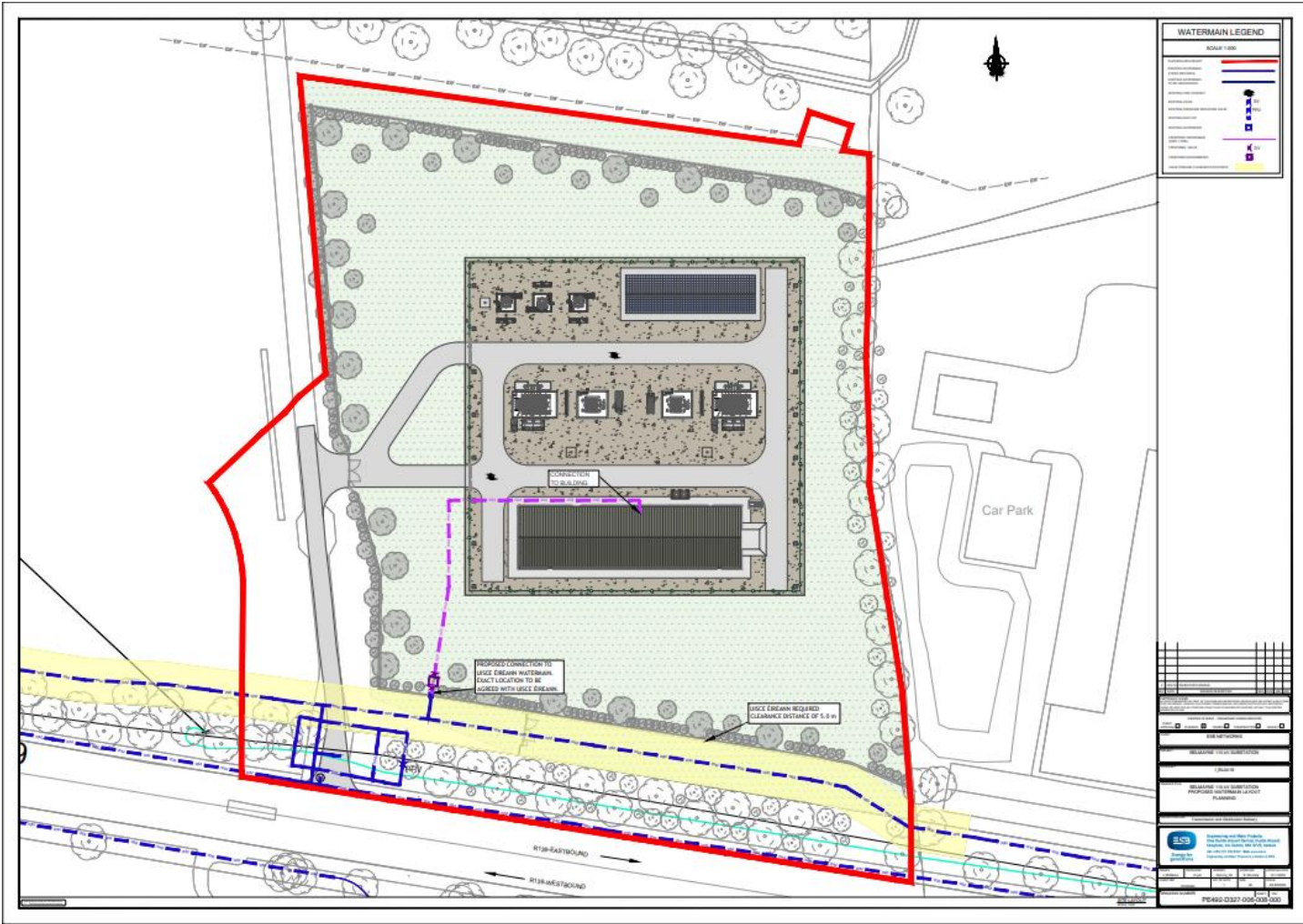
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PE492-D327-006-004



PE492-D327-006-007



PE492-D327-006-008