

Appropriate Assessment Screening of Cherry Orchard Point Phase 3 Development at Cherry Orchard, Dublin 10.



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Prepared by: Emma Peters of Altemar Ltd.
On behalf of: Land Development Agency

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altamar Ltd.** at the request of LDA. The project relates to the proposed Phase 3 development of the Cherry Orchard Point residential development at Sites 4 and 5, Park West Avenue, Dublin 10

The AA Screening stage involves a determination as to whether the proposed plan or project is likely to have significant effects on a European Site, either alone or in combination with other plans or projects, in light of the European Site's conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altamar Ltd.

Since its inception in 2001, Altamar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altamar. Bryan is an environmental scientist and marine biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

This screening has been prepared and surveys carried out by Emma Peters (BSc) of Altamar Ltd. Emma has carried out a range of wintering and breeding ornithological surveys in Ireland. Emma has experience in bat detection through static detector surveys, dusk emergence, and down re-entry surveys and is a member of Bat Conservation Ireland. She is also skilled in habitat identification, native and non-native species identification and terrestrial mammal surveys.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Habitats Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) and candidate SACs (cSACs) designated under the Habitats Directive and Special Protection Areas (SPAs) and candidate SPAs (cSPAs) designated under the Birds Directive, Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component 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."

As outlined in "Managing European sites, the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)¹:

“Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
 - *Structure and function, and the respective role of the site's ecological assets;*
 - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
 - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
 - *Role of the site within the biographical region and in the coherence of the European network; and,*
 - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation.”*

¹ European Commission. (2007). Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, OPR Practice Note PN01 Appropriate Assessment Screening for Development Management, Part XAB of the Planning and Development Act 2000, as amended, in addition to the February 2010 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
 - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
 - Identification and description of individual in combination effects likely to result from the proposed project;
 - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
- Conclusions

2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives and in-combination with other plans and/or projects."
- Conclusions.

3) Stage 3: Procedure under Article 6(4)

- Article 6(4) allows for exceptions to the general rule of Article 6(3) but its application is not automatic. It is up to the authority to decide whether a derogation from Article 6(3) can be applied. Article 6(4) must be applied in the sequential order established by the Directive – that is, after all the provisions of Article 6(3) have been undertaken in a satisfactory manner.
- Plans or projects for which the appropriate assessment could not conclude that they will not affect the integrity of the sites concerned may only be approved by the competent authorities if a derogation is sought in accordance with the provisions of Article 6(4).

These provisions entail three key requirements that must be met and documented:

1. alternatives have been considered and it can be demonstrated that the alternative put forward for approval is the least damaging for habitats and species and for the integrity of the Natura 2000 site, and that no other feasible alternative exists that would not adversely affect the integrity of the site;
2. there are imperative reasons of overriding public interest, including 'those of a social or economic nature';
3. all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected are taken.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project is not likely to have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to the management of European sites.

Description of the Proposed Project

'Summary Development Description for COP3

The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, 8no. local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville link connecting the Park West Avenue and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was granted permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was granted in September 2025 (ACP Case Ref: 321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.

The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312no. residential apartments (c. 24556 sq.m), across 7 core blocks consisting of 4 to 10 floors, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m GFA), and all ancillary and sundry accommodation (c. 2,416sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, and associated landscaping. The scheme also provides private open space for all residential units.

The proposed development will involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces, motorbike spaces and loading bays. The scheme includes a Barnville link to the south of the site connecting Barnville Park with Park West Avenue and providing direct pedestrian access to the railway station, along with overall 4no. pedestrian crossing points connecting Park West Avenue, Barnville Park and New Cherry Orchard Park.

The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue roof systems, photovoltaic panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.'

The proposed site outline, site location, drainage, and landscape are seen in Figures 1-6.

Drainage

An Engineering Services Report has been prepared by Waterman Moylan in August 2026 to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

Existing Foul Water Drainage

'The Masterplan development has foul water infrastructure currently under construction as part of the Approved Phase 1 development works. As part of these works a 300mm diameter foul water outfall sewer is constructed within Cedar Brook Way connecting to the existing 225mm diameter public foul water network at the intersection of Cedar Brook Way and Cherry Orchard Green (previously named Barnville Park). This outfall has been constructed to facilitate the development on Site 4. An existing 225mm diameter foul water network is located to the south of the proposed development with Barnville Park, for which the development is proposed to connect into.

The existing foul water network ultimately discharges to Dublin Bay following treatment at the Ringsend Wastewater Treatment Plant (WWTP). Planning permission for the upgrade of the Ringsend WWTP was granted in 2019, and the upgrade works have since been completed. The upgraded facility has increased the treatment capacity from approximately 1.9 million population equivalent (PE) to 2.4 million PE while meeting the required effluent discharge standards.'

Proposed Foul Water Drainage

'It is proposed for the masterplan development that Site 4 be drained via a series of 150mm and 225mm diameter sewers which will connect to a 300mm diameter trunk sewer in Cedar Brook Way. This trunk sewer connects into the existing 225mm diameter foul network at the intersection of Cedar Brook Way and Cherry Orchard Green (previously named Barnville Park).

Site 5, the Subject Site, is the subject of a separate detailed planning application and is currently proposed to be drained via a network of 150mm and 225mm diameter pipes with one 225mm outfall pipe to connect to the existing 225mm diameter foul network within Barnville Park, to the south to the proposed development.

All networks are proposed to drain by gravity, and there is no requirement for pumping of the proposed foul networks.

The proposed foul water drainage network is designed and sized in accordance with the Uisce Éireann Code of Practice for Wastewater Infrastructure and the Uisce Éireann Wastewater Infrastructure Standard Details.'

The foul water drainage system will be separate within the site outline and will continue to outfall into a separated foul sewer at the intersection of Cedar Brook Way and Cherry Orchard Green (previously named Barnville Park). This foul water sewer will then be treated at Ringsend WwTP, prior to being discharged to Dublin Bay. There is, therefore, an indirect hydrological pathway from the proposed development site to the European sites located within and around Dublin Bay.

Existing Surface Water Drainage

'As discussed in Section 3.2 of this report, the GII Site Investigation Reports undertaken for the masterplan lands and the subject development indicate that the prevailing ground conditions are not conducive to achieving infiltration rates sufficient to support surface water management features that rely solely on infiltration.

However, localised infiltration as part of the SuDS strategy may be feasible where features such as engineered rain gardens, permeable paving, and bioretention tree pits are designed with appropriate underdrainage, overflow arrangements, and positive connections to the main surface water drainage network. Such features would provide partial infiltration where ground conditions permit, while ensuring that excess runoff is safely conveyed during larger rainfall events.'

Proposed Surface Water Drainage

'The proposed Phase 3 surface water drainage network comprises an internal drainage network within the building undercroft parking area, located between the proposed building cores/blocks, together with an external surface water drainage network surrounding the building. The external network is designed to collect runoff from the proposed hardstanding areas and open green spaces.

The proposed networks will consist of surface water pipe diameters ranging from 225 mm to 300 mm. The proposed drainage strategy has been developed to generally follow the finished site levels, with each network independently conveying runoff to a dedicated outfall connection...

Surface water runoff from the proposed development will be managed using a SuDS treatment train comprising blue roofs, swales, bioretention tree pits, permeable paving, an above ground detention basin with below ground stone void storage, and rain gardens. These SuDS measures provide both attenuation storage and water quality treatment prior to runoff entering the piped drainage network.

The attenuated runoff from each drainage network will subsequently pass through a dedicated flow control chamber incorporating an orifice plate to restrict the discharge to the permitted discharge rate for each surface water sub-catchment before discharging to the public surface water sewer network.

The proposed outfall arrangements are summarised below:

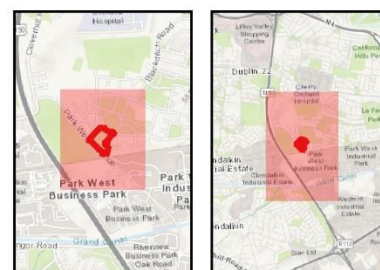
- Catchment A discharges to the existing 225mm diameter public surface water sewer located in Park West Avenue via a 225mm diameter pipe.*
- Catchment B discharges to a 300mm diameter surface water sewer (relocated existing sewer) located along the northern boundary of Barnville Park, to the south of the subject site. The ultimate outfall for the Catchment B is a connection to the existing 450 mm diameter surface water sewer located within Cherry Orchard Green, to the east of the subject site.'*

The surface water drainage system will be separate to the foul water within the site outline and will continue to outfall into two separated public sewers. One sewer is proposed to discharge into a surface water sewer in Park West Avenue. The other sewer will discharge along the northern boundary of Barnville Park, to the south of the subject site and will ultimately outfall to the surface water sewer located within Cherry Orchard Green, to the east of the subject site. These surface water networks will outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to the European sites located within and around Dublin Bay.



Project: Cherry Orchard Point Phase 3
Location: Cherry Orchard, Co. Dublin
Date: 28th July 2026
Drawn By: Bryan Deegan (Altemar)

ALTEMAR
Marine & Environmental Consultancy





0 25 50 75 100 125 m

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ALTEMAR
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Figure 2. Proposed site outline

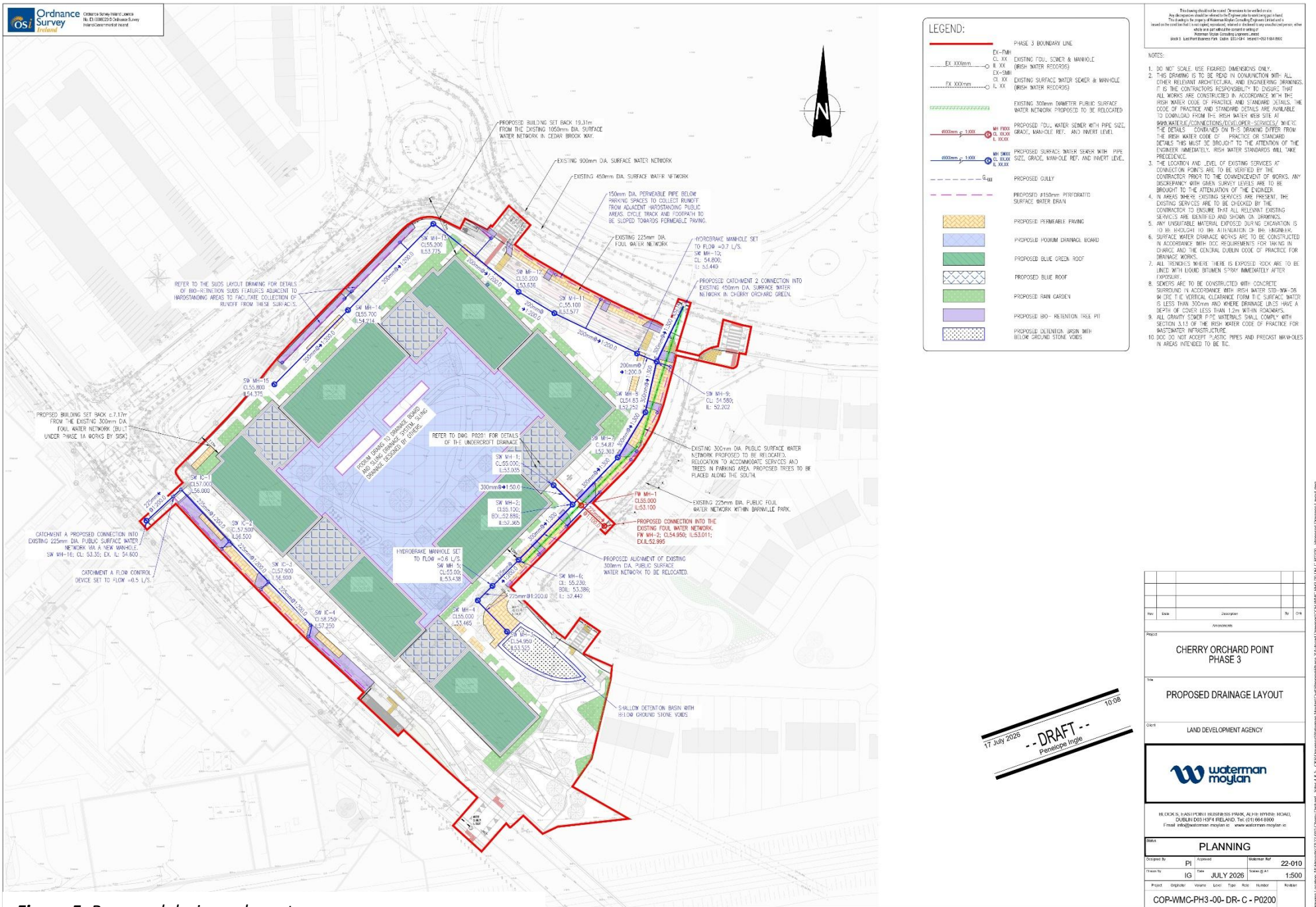


Figure 5. Proposed drainage layout

Identification of Relevant European Sites

Screening Assessment

The purpose of the screening assessment is to identify all European Sites which have the potential to be impacted by the Proposed Development. In establishing which European sites are potentially at risk (in the absence of mitigation) from the proposed Project, a source-pathway-receptor approach was applied. In order for an impact to occur, there must be a risk enabled by having a source (e.g. water abstraction or construction works), a receptor (e.g. a European site or its Qualifying Interest(s) (QIs) or Special Conservation Interest(s) (SCIs) species), and a pathway between the source and the receptor (e.g. pathway by air for air borne pollution, or a pathway by a watercourse for mobilisation of pollution). For an impact to occur, all three elements must exist; the absence or removal of one of the elements means there is no possibility for the impact to occur.

The identification of source-pathway-receptor connection(s) between the proposed Project and European sites essentially is the process of identifying which European sites are within the Zone of Influence (Zoi) of the proposed Project, and therefore potentially at risk of significant effects. The Zoi is defined as the area within which the proposed Project could affect the receiving environment such that it could potentially have significant effects on the QI habitats or QI/SCI species of a European site, or on the achievement of their conservation objectives (as defined in CIEEM, 2018).

The identification of a source-pathway-receptor risk does not automatically mean that significant effects will arise. The likelihood for significant effects will depend upon the characteristics of the source (e.g. extent and duration of construction works), the characteristics of the pathway (e.g. direction and strength of prevailing winds for air borne pollution) and the characteristics of the receptor (e.g. the sensitivities of the European site and its QIs/SCIs). However, identification of the risk does mean that there is a possibility of ecological or environmental damage occurring, with the significance of the effect depending upon the nature and exposure to the risk and the characteristics of the receptor. In this case, where uncertainty existed, the precautionary principle was applied.

As a starting point, all European Sites within 15km of the Proposed Project were considered as per Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010 revision). Following this, all European sites within the Zone of Influence of the Proposed Project, which was determined using the source-pathway-receptor model (as per OPR Practice Note PN01) were assessed. As outlined in OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (2021) *"The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)."* The Source-Pathway-Receptor method was then applied to screen out those sites where no impact pathway exists linking them to the site of the proposed development. Where a potential impact pathway exists, European Sites will be assessed further and the recommendation on the need for full Stage 2 Appropriate Assessment will be made.

Additionally, in the interest of carrying out a thorough assessment in line with both the Habitats Directive and the precautionary principle, the area of assessment was expanded beyond the Zoi to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All Natura 2000 sites within 15km, and beyond 15km with the potential for source-pathway-receptor linkage are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA's and SAC's within 15km are seen in Figures 7 & 8.

The proposed development site is located within a densely populated urban environment. The nearest European site is Rye Water Valley/Carton SAC (7.9 km) (Figure 7). The nearest waterbody to the subject site is the Grand Canal Main Line (Liffey and Dublin Bay), located 635m to the south of the site boundary (Figure 9). Foul water discharge from the site will ultimately connect at the intersection of Cedar Brook Way and Cherry Orchard Green (previously named Barnville Park). The foul water will then be treated at Ringsend WwTP, prior to discharge at Dublin Bay. The proposed surface water networks will outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to the European sites located within and around Dublin Bay, which include: South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, and North-west Irish Sea SPA.

However, given the distance from the proposed development site to these Natura 2000 sites (10.9 - 15km within an extensive fluvial network) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on Natura 2000 sites due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where European sites are located. In the absence of mitigation, no significant effects on the qualifying interests of these Natura 2000 sites are likely.

Therefore, the Zol of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites. No other source-pathway-receptor linkages to European sites exist.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zol to include designated sites within 15km of the proposed development site (as per Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010 revision), and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites. SACs and SPAs within 15km of the works site are demonstrated in Figures 7 and 8. Waterbodies located proximate to the proposed development are demonstrated in Figure 9-11.

Table 1. Proximity to designated sites of conservation importance

European Site	Distance	Direct pathway
Special Areas of Conservation		
Rye Water Valley/Carton SAC	7.9km	No
Glenasmole Valley SAC	8.4km	No
Wicklow Mountains SAC	10.7km	No
South Dublin Bay SAC	10.9km	No
North Dublin Bay SAC	13.3km	No
Special Protection Areas		
South Dublin Bay and River Tolka Estuary SPA	10.9km	No
Wicklow Mountains SPA	11.9km	No
North Bull Island SPA	13.3km	No
North-west Irish Sea SPA	15.0km	No

Table 2. Initial screening of European sites within 15km and European sites within 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE001398	Rye Water Valley/Carton SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] Potential Impact The proposed development site is located within a densely populated urban environment, 7.9 km from this SAC (Figure 7). There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE001209	Glenasmole Valley SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>) [6410] Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Potential Impact The proposed development site is located within a densely populated urban environment, 8.4 km from this SAC (Figure 7). There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE002122	Wicklow Mountains SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests

European Site Code	Name	Screened IN/OUT	Details/Reason
			Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] <i>Lutra lutra</i> (Otter) [1355] Potential Impact The proposed development site is located within a densely populated urban environment, 10.7 km from this SAC (Figure 7). There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000210	South Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] <i>Salicornia</i> and other annua ls colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impact The proposed development site is located approximately 10.9 km from this SAC (Figure 7). There is no direct hydrological pathway from the proposed development to this SAC. There is an indirect pathway from the proposed development to this SAC via the foul and surface water drainage networks. Foul water from the site will be discharged to Ringsend WwTP via the existing sewer networks surrounding the site and will thereafter be treated under licence prior to being discharged to Dublin Bay. Surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to this SAC. However, given the distance from the proposed development site to this SAC (10.9km) and that foul water drainage will be treated within the

European Site Code	Name	Screened IN/OUT	Details/Reason
			public system prior to being discharged at Dublin Bay, no significant effects on Natura 2000 sites due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where this SAC is located. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000206	North Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] <i>Petalophyllum ralfsii</i> (Petalwort) [1395] Potential Impact The proposed development site is located approximately 13.3 km from this SAC (Figure 7). There is no direct hydrological pathway from the proposed development to this SAC. There is an indirect pathway from the proposed development to this SAC via the foul and surface water drainage networks. Foul water from the site will be discharged to Ringsend WwTP via the existing sewer networks surrounding the site and will thereafter be treated under licence prior to being discharged to Dublin Bay. Surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to this SAC. However, given the distance from the proposed development site to this SAC (13.3km) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on this SAC due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated

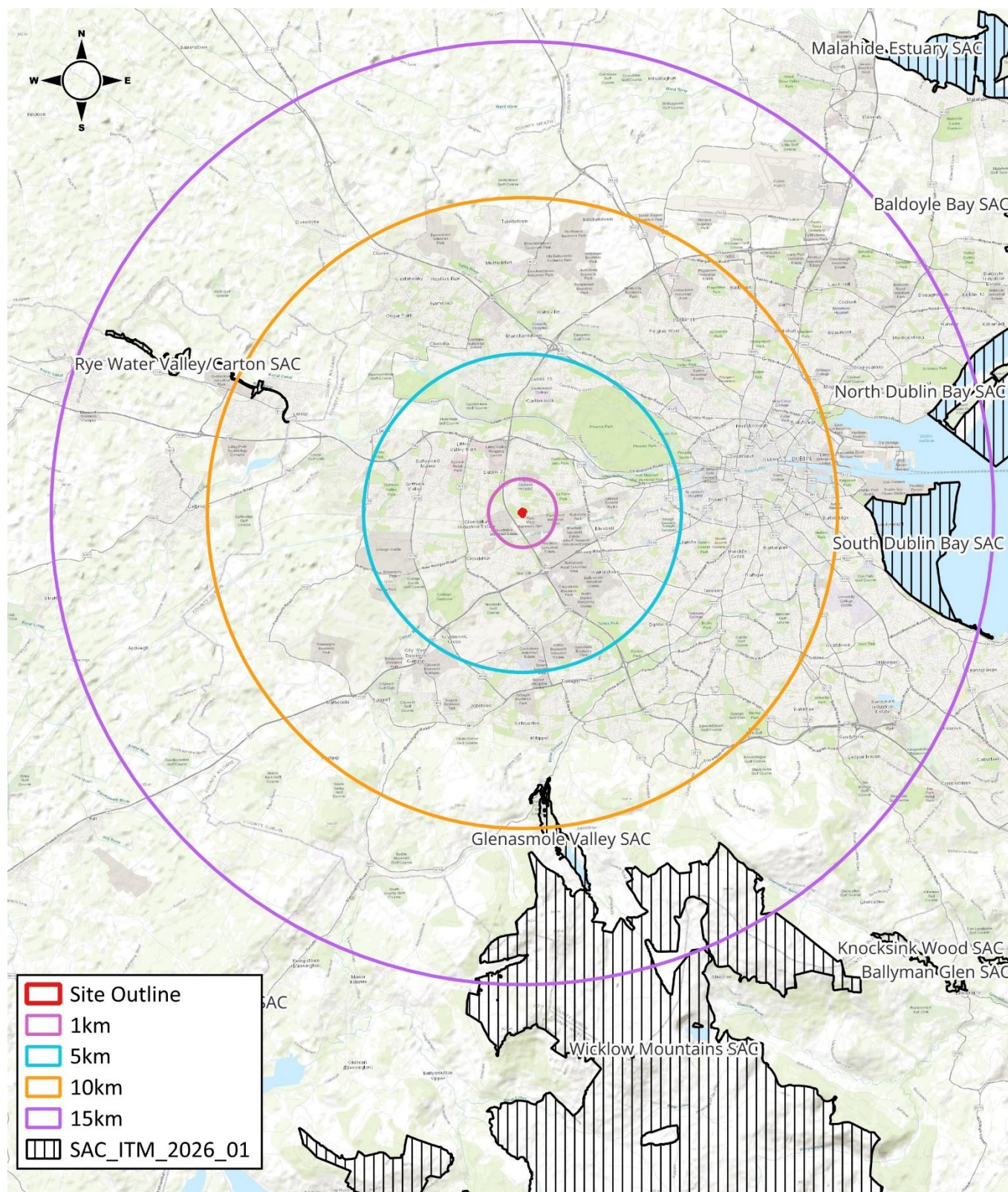
European Site Code	Name	Screened IN/OUT	Details/Reason
			within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where this SAC is located. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999] Potential Impact The proposed development site is located approximately 10.9 km from this SPA (Figure 8). There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via the foul and surface water drainage networks. Foul water from the site will be discharged to Ringsend WwTP via the existing sewer networks surrounding the site and will thereafter be treated under licence prior to being discharged to Dublin Bay. Surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to this SPA. However, given the distance from the proposed development site to this SPA (10.9km) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on this SPA due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where

European Site Code	Name	Screened IN/OUT	Details/Reason
			this SPA is located. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The proposed development is not considered to be of importance as an ex-situ site for SCI bird species given its location within a highly urbanised environment with existing high levels of disturbance, and the existence of more suitable habitat within the wider Dublin area. Additionally, the buildings will comprise a maximum of 10 storeys which does not greatly exceed building heights in the wider Dublin area. SCI species for SPAs within the ZOI of the Proposed Development, which regularly use or travel over inland areas (i.e., geese, gull species, duck species and a number of waders) in Dublin, navigate the urban environment with built structures daily. The risk of collision is considered to be negligible given the static and clearly visible nature of the proposed development. Given the minimum distance to this SPA (10.9 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004040	Wicklow Mountains SPA	OUT	Conservation Objectives To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Qualifying Interests A098 Merlin <i>Falco columbarius</i> A103 Peregrine <i>Falco peregrinus</i> Potential Impact The proposed development site is located within a densely populated urban environment, 11.9 km from this SPA (Figure 8). There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004006	North Bull Island SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999] Potential Impact The proposed development site is located approximately 13.3 km from this SPA (Figure 8). There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via the foul and surface water drainage networks. Foul water from the site will be discharged to Ringsend WwTP via the existing sewer networks surrounding the site and will thereafter be treated under licence prior to being discharged to Dublin Bay. Surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to this SPA. However, given the distance from the proposed development site to this SPA (13.3km) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on this SPA due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where this SPA is located. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The proposed development is is not considered to be of importance as an ex-situ site for SCI bird species given its location within a highly urbanised environment with existing high levels of disturbance, and the existence of more suitable habitat within the wider Dublin area. Additionally, the buildings will comprise a maximum of 10 storeys which does not greatly exceed building heights in the wider Dublin area. SCI species for SPAs within the ZOI of the Proposed Development, which regularly use or travel over inland areas (i.e., geese, gull species, duck species and a number of waders) in Dublin, navigate the urban environment with built structures daily. The risk of collision is considered to be negligible given the static and clearly visible nature of the proposed development. Given the minimum distance to this SPA (13.3 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are

European Site Code	Name	Screened IN/OUT	Details/Reason
			foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004236	North-west Irish Sea SPA	OUT	Qualifying Interests Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Potential Impact The proposed development site is located approximately 15 km from this SPA (Figure 8). There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via the foul and surface water drainage networks. Foul water from the site will be discharged to Ringsend WwTP via the existing sewer networks surrounding the site and will thereafter be treated under licence prior to being discharged to Dublin Bay. Surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. Therefore, there is an indirect hydrological pathway from the proposed development site to this SPA. However, given the distance from the proposed development site to this SPA (15km) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on this SPA due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where

European Site Code	Name	Screened IN/OUT	Details/Reason
			this SPA is located. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The proposed development is not considered to be of importance as an ex-situ site for SCI bird species given its location within a highly urbanised environment with existing high levels of disturbance, and the existence of more suitable habitat within the wider Dublin area. Additionally, the buildings will comprise a maximum of 10 storeys which does not greatly exceed building heights in the wider Dublin area. SCI species for SPAs within the ZOI of the Proposed Development, which regularly use or travel over inland areas (i.e., geese, gull species, duck species and a number of waders) in Dublin, navigate the urban environment with built structures daily. The risk of collision is considered to be negligible given the static and clearly visible nature of the proposed development. Given the minimum distance to this SPA (15km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.



Project: Cherry Orchard Point Phase 3
 Location: Cherry Orchard, Co. Dublin
 Date: 28th July 2026
 Drawn By: Bryan Deegan (Altamar)

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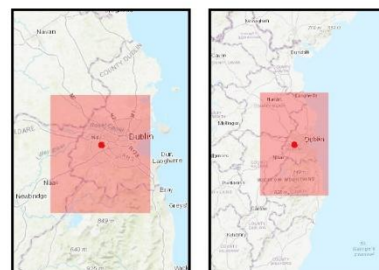
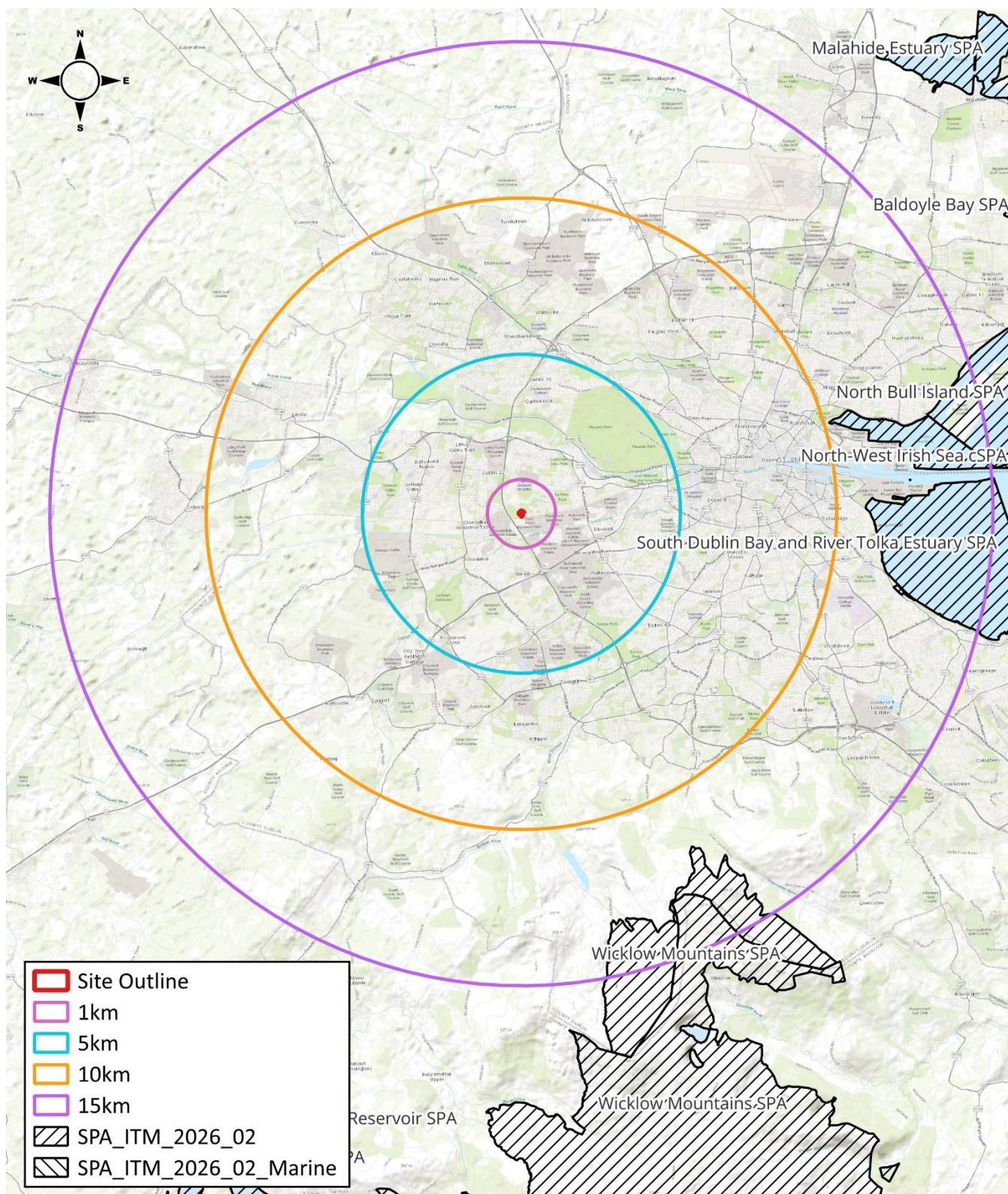


Figure 7. Special Areas of Conservation (SAC) within 15km of the subject site



0 5 10 15 20 km

Project: Cherry Orchard Point Phase 3
Location: Cherry Orchard, Co. Dublin
Date: 28th July 2026
Drawn By: Bryan Deegan (Altamar)

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Figure 8. Special Protection Areas (SPA) within 15km of the subject site

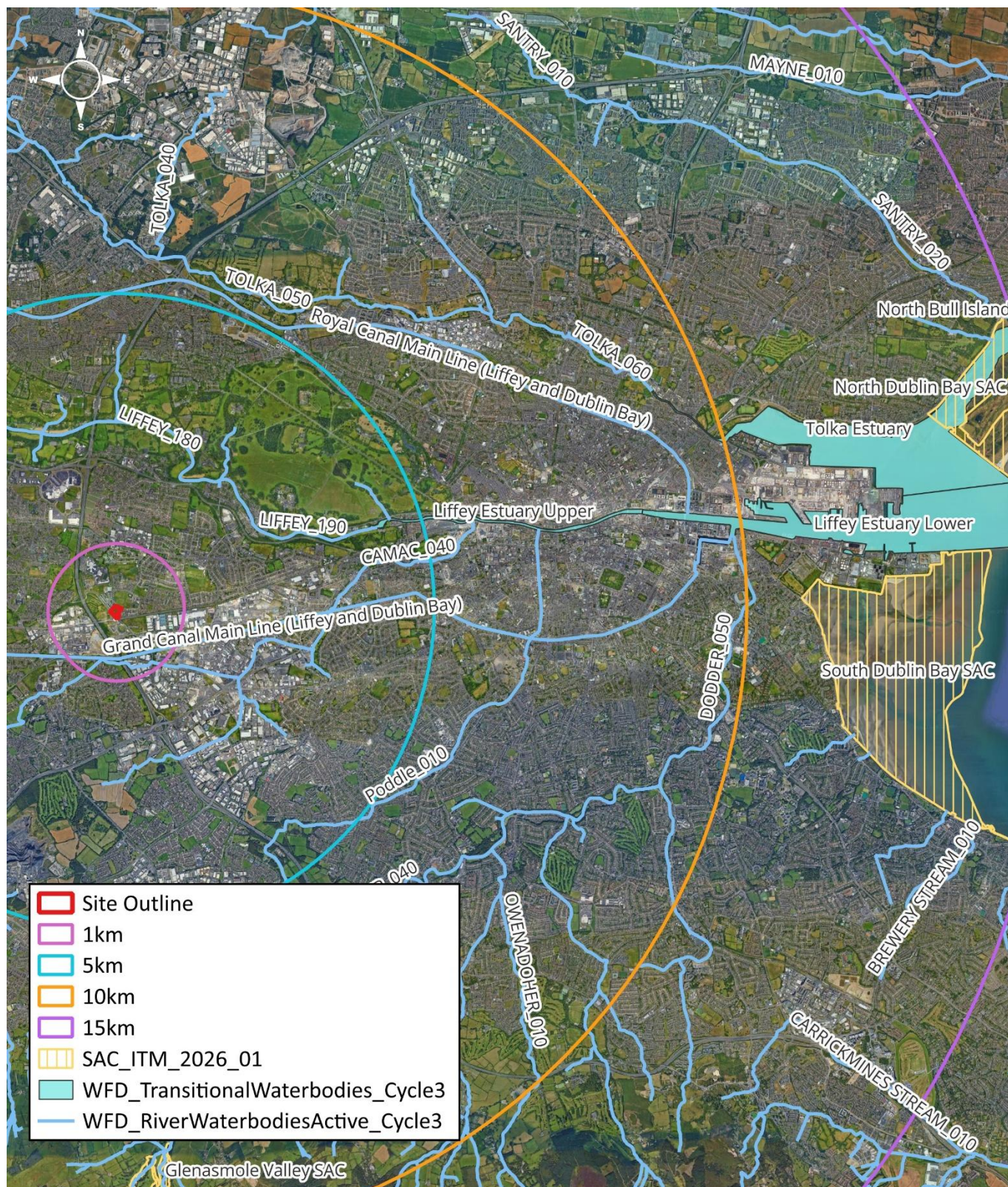


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Figure 9. Waterbodies proximate to the subject site



0 2 4 6 8 10 km

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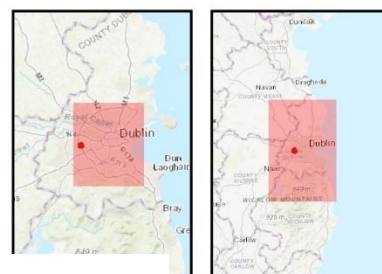
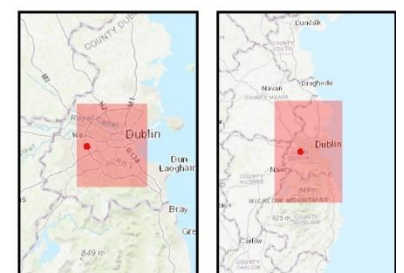
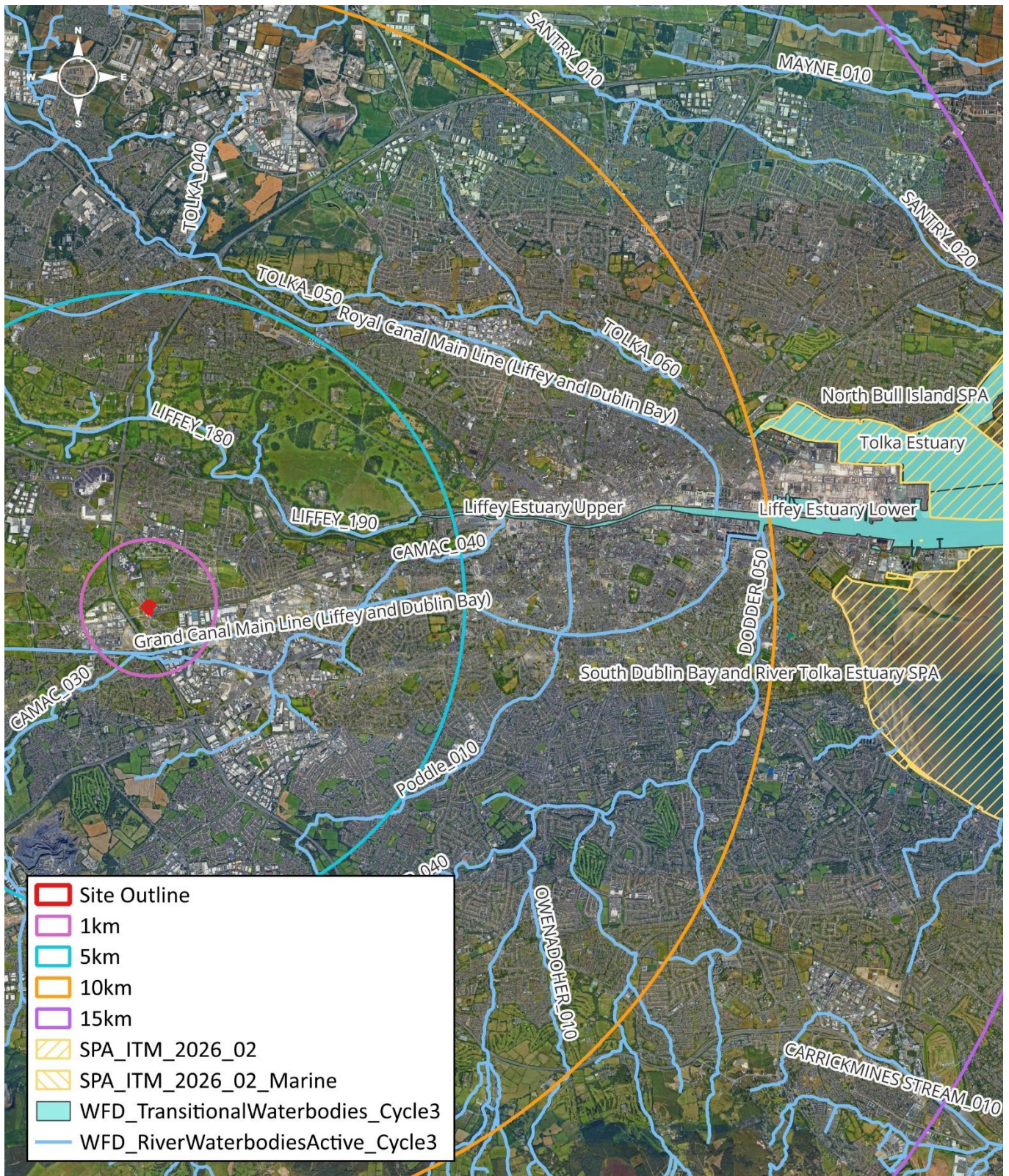


Figure 10. Waterbodies and SACs proximate to the subject site



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 Location: Cherry Orchard, Co. Dublin
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Figure 11. Waterbodies and SPAs proximate to the subject site

In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal (August 2026):

Table 3. Approved planning applications proximate to the subject site

Ref. No.	Address	Proposal
318607	Lands at Park West Avenue, Cherry Orchard Dublin 10. Bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West Cherry Orchard Rail Station to the southeast & the M50 to the west	Proposed construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys
321931	on lands at Park West Avenue, Cherry Orchard, Dublin 10	The proposed development of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units), provision of landscaped public open space, communal open space for the duplex and apartment units with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces
316119	County Dublin and County Kildare	DART+ South West Electrified Heavy Railway Order - Hazelhatch & Celbridge Station to Heuston Station, and Hesuton Station to Glasnevin
312290	Park West Avenue and Park West Road, Park West, Dublin 12. (www.parkwestshd.ie)	750 no. apartments, creche and associated site works.
4886/23	St. Ultan's Primary School, St. Ultan's Campus, Cherry Orchard Ave, Dublin 10	Permission for the construction of a two- storey classroom building for additional crèche facilities and all associated site development works to the east elevation at the south corner of St. Ultan's Campus.
SD25A/0257W	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22	Permission and retention permission is sought for the following development: Permission for an ancillary generator structure with a total height of c. 22m located between ICT Facility 2 and ICT Facility 3 including 13 no. double-stacked back-up generators with flues of c. 25m, fuel storage, transformers, and associated electrical equipment and plant. Permission for 13 no. ancillary generators within a fenced compound, with a total height of c. 8.1m located to the north of ICT Facility 3, including 13 no. back-up generators with flues of c. 25m, fuel storage tanks and fuel pump room building, transformers, and associated electrical equipment and plant. The primary fuel for the proposed back-up generators will be Hydrogenated Vegetable Oil (HVO). Permission for associated works including services connections, boundary treatments, lighting, and all ancillary works. Permission for reconfiguration of car parking spaces and the retention of 10 no. car parking spaces to the west of ICT Facility 3, resulting in an overall reduction of 8 no. car parking spaces. Retention permission for 4 no. existing water tanks with a total height of c.9.2m and an existing water processing building with a total height of c. 5.1m, located between ICT Facility 2 and ICT Facility 3. Retention permission for 1 no. sprinkler tank with an overall height of c. 8.1m and a single storey pump room with a total height of c. 3.2m to the north of ICT Facility 3. An EPA-Industrial Emissions Directive (IE) license is required to facilitate the operation of the proposed development.
SD22A/0060	Cloverhill Industrial Estate, Cloverhill Road, Dublin 22	Change of use of 464sq.m of warehouse mezzanine storage, approved under planning reference SD18A/0031, to office use, as well as associated and ancillary internal works, elevational changes and external ground works to facilitate this new use.

Ref. No.	Address	Proposal
SD24A/0015	Units 1, 2 & 3, Cloverhill Industrial Estate, Clondalkin, Dublin 22	Extension, refurbishment, and alterations to adjoined warehousing Units 1, 2 & 3 Cloverhill Industrial Estate, Clondalkin, Dublin 22 as follows: 1. The existing warehousing Unit 1 (existing total area 11,725m ² , comprised of 8,526m ² warehouse area and 3,199m ² of two storey ancillary offices) is proposed to be subdivided into two units as follows: A. Unit 1A, 2,582m ² in total including redesigned ancillary offices on 2 floors with an overall area of 522m ² (note: existing two storey office will be reduced by the demolition of 259m ² first floor offices and change of use of part of ground floor office, 281m ² , to warehousing space), with a resulting warehouse area of 2,060m ² . B. Unit 1B, 8,116m ² in total including redesigned ancillary offices on 2 floors with an overall area of 568m ² (note: existing two storey office will be reduced by demolition of 768m ² first floor offices and change of use of part of ground floor office, 801m ² , to warehousing space) with a resulting warehouse area of 7,548m ² . Both of the above units to receive front/southern elevation upgrades and access improvements of HGV's entering the site through two improved existing entrance/exit locations, addition of 1 no. goods door to Unit 1A, addition of 4 no. dock leveller doors & 1 no. goods door to Unit 1B, removal of a disused sprinkler pumphouse/plant room & (167m ²) and sprinkler tank (24m ² , 7m high) to the rear of Unit 1B, associated elevational changes, drainage works including surface water swales, landscaping, rearranged car parking, provision of cycle parking and associated site development works. 2. Existing Unit 2 building area remains unaltered. 3. Existing Unit 3 with a total area of 4,995m ² , proposed alterations will include existing warehouse office area (90sqm total over 3 locations) to be reduced to 42sqm by the demolition of 24m ² of first floor office and the change of use of 24sqm of part of ground floor office area to the warehousing area, and separately demolition of 147sqm of adjoined warehouse corridor resulting in 4,782m ² of warehouse area with the addition of a proposed new two storey adjoined ancillary office area extension of 358m ² , with associated elevation works, ancillary cycle parking and adjusted car parking, addition of 2no. dock leveller doors & 1 no. goods door to the side/eastern elevation plus associated drainage works including surface water swales, landscaping and associated site development works.
3867/24	19, Beckett Way, Park West Business Park, Dublin 12, D12 H993	This development will consist of the following works to the existing generator compound located at the north of the site : (1) the change of use from a generator compound to an enclosed bicycle store, (2) replacing the existing metal grate roof with a new single skin non-drip flat roof; to cover 24 secure bicycle store spaces and 3 electric scooter spaces.
SD22A/0093	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22	Amendments to the development permitted under Reg. Ref. SD20A/0309 comprising: alterations to permitted ICT Facility buildings 2 and 3, to include internal reconfiguration of the ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and reconfiguration of screened plant; alterations to the external facades of permitted ICT Facility buildings 2 and 3 to include modification and reconfiguration of fenestration, louvers, loading bays, and access doors, along with an increase in height of 1.2 metres to main parapet level and reduction in the height of rooftop plant to not exceed the parapet height of the buildings, along with the omission of previously permitted flues and exhaust ducts at roof level; omission of emergency generators and associated flues from permitted ICT Facility buildings 2 and 3; The proposed amendments to ICT Facility buildings 2 and 3 result in an increase in their gross floor area (GFA) of 2,511sq.m for each building, resulting in an overall increase in the GFA of the two buildings of 5,022sq.m; Alterations to the water storage tanks serving the permitted ICT Facility buildings, including total increase of 268 sq.m GFA to the permitted pumprooms and a reduction in the scale of the associated water storage tanks. All associated and ancillary works; The application

Ref. No.	Address	Proposal
		site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site (under Reg. Ref.: SD18A/0068 as amended by Reg. Ref.: SD19A/0185).

In relation to planning application **ref. 318607**, an Appropriate Assessment Screening was prepared by G. Tobin BSc MA which concluded that:

'Based on the available information and data is not expected that the proposed project will cause any impact on the SAC's or SPA's located within 15 km of the project site. It is significantly removed and of such a scale within an existing serviced area that it will cause neither changes nor have any significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites within the threshold distance. More specifically, there will be no reduction in habitat area; no disturbance of key species, habitat or species fragmentation; no reduction in species density; no changes in key indicators of conservation value and no climate change brought about to, Howth Head SAC, Baldoyle Bay SAC, Malahide Estuary SAC, North Dublin Bay SAC, Irelands Eye SAC, South Dublin Bay SAC), Rockabill to Dalkey SAC, Rogerstown Estuary SAC, Lambay Island SAC; North Bull SPA, Broadmeadow / Swords Estuary SPA, Howth head Coast SPA, Ireland's eye SPA, Baldoyle Bay SPA, South Dublin Bay and river Tolka estuary SPA, and Dalkey Island SPA, Rogerstown Estuary SPA, Lambay Island SPA, as a result of proposed project at Cherry Orchard, Dublin 10..

This screening process was carried out to ascertain if the project was likely to have significant effects on the Natura 2000 sites within the threshold distance of the project site. If this were the case then it would be necessary to carry out an Appropriate Assessment. Following the review of the project in accordance with the Guidance for Planning Authorities entitled "Appropriate Assessment of Plans and Projects in Ireland", this screening has established that the project poses no potential for significant effects and as such requires no further appropriate assessment..'

In relation to planning application **ref. 321931**, an Appropriate Assessment Screening was prepared by G. Tobin BSc MA which concluded that:

'Based on the available information and data is not expected that the proposed project will cause any impact on the SAC's or SPA's located within 15 km of the project site. It is significantly removed and of such a scale within an existing serviced area that it will cause neither changes nor have any significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites within the threshold distance. More specifically, there will be no reduction in habitat area; no disturbance of key species, habitat or species fragmentation; no reduction in species density; no changes in key indicators of conservation value and no climate change brought about to, Howth Head SAC, Baldoyle Bay SAC, Malahide Estuary SAC, North Dublin Bay SAC, Irelands Eye SAC, South Dublin Bay SAC), Rockabill to Dalkey SAC, Rogerstown Estuary SAC, Lambay Island SAC; North Bull SPA, Broadmeadow / Swords Estuary SPA, Howth head Coast SPA, Ireland's eye SPA, Baldoyle Bay SPA, South Dublin Bay and river Tolka estuary SPA, and Dalkey Island SPA, Rogerstown Estuary SPA, Lambay Island SPA, as a result of proposed project at Cherry Orchard, Dublin 10..

This screening process was carried out to ascertain if the project was likely to have significant effects on the Natura 2000 sites within the threshold distance of the project site. If this were the case then it would be necessary to carry out an Appropriate Assessment. Following the review of the project in accordance with the Guidance for Planning Authorities entitled "DoEHLG, (2010) 'Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities'. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin. Town D017701. Environmental Protection Agency.", this screening has established that the project poses no potential for significant effects and as such requires no further appropriate assessment.'

In relation to planning application **ref. 316119**, an Appropriate Assessment Screening was prepared by RPS and TTA-JV which concluded that:

- The proposed Project is not directly connected with or necessary to the management of a European site;
- Applying the precautionary principle, the proposed Project is likely to have a significant effect on a number of European sites. The LSE relate primarily to potential downstream impacts to water quality (contamination and sedimentation) and potential collision risk of one or more SCI species with the electrification of the River Liffey crossing; and

• Also, in combination with other plans or projects, it is not possible to conclude at this stage no in combination LSE of the proposed Project with these other plans and projects. It is therefore recommended that the proposed Project is brought forward to Stage 2 and a Natura Impact Statement is prepared for consideration of adverse effects on integrity of European sites and the need for mitigation of these effects. A Natura Impact Statement (NIS) should be prepared to provide the Board with the scientific information upon which it will base its findings and conclusions in relation to the Appropriate Assessment.

Following this, the Natura Impact Statement concluded:

‘To mitigate adverse effects on the integrity of European site that are likely to arise as a result of the proposed Project, mitigation measures are specified (see Section 7). These mitigation measures outline the requirements for surface water management and bird collision risk reduction on the Liffey Bridge crossing (Zone D) during the construction and operation of the proposed Project.

Provided mitigation measures are implemented in full, it is the opinion of RPS, that the Competent Authority – An Bord Pleanála – in completing its AA determination, should find that the proposed Project, either individually or in combination with other plans or projects, will not adversely affect the integrity of any European sites.’

In relation to planning application ref. 4886/23, the following is outlined in Planners Report for the application:

‘Appropriate Assessment: The development has been screened for AA. It has been found that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.’

In relation to planning application ref. SD25A/0257W, an Appropriate Assessment Screening Report was prepared by Moore Group – Environmental Services:

‘There are no predicted effects on any European sites given:

- *There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.*
- *All European sites are considered to be outside the zone of influence of the Proposed Development. It has been objectively concluded by Moore Group Environmental Services that:*
 - 1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.*
 - 2. The Proposed Development is not likely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.*
 - 3. The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.*
 - 4. It is possible to conclude that significant effects can be excluded at the screening stage.*

It can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation. An appropriate assessment is not, therefore, required. A final determination will be made by the competent authority in this regard. ‘

In relation to planning application **ref. 312290**, an Appropriate Assessment Screening has been prepared by Altemar Ltd. which concluded with the following:

‘Having taken into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites.’

During construction it is proposed to discharge to foul water to the existing foul sewer network which discharges to Ringsend WWTP. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. It is noted that the capacity will be exceeded in the next three years per the 2023 Annual Environmental Report. However, Ringsend Wastewater Treatment

Plant upgrade works completed at the end of 2025 that allows the plant to be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards. (See Appendix I for the EPA's Treatment Capacity Report Summary 2024)¹. It is noted that the drainage proposals put forth would require a confirmation of feasibility from Uisce Eireann and confirmation that the public foul network and Ringsend WwTP has capacity to facilitate the estimated domestic wastewater loads from the proposed development, prior to permission being granted.

Many of the applications in the vicinity of the site (which have been excluded due to irrelevancy due to minor scale of works and age of application) relate to small scale projects with temporary/short term construction phases, and consist of alterations of existing structures, change of use applications or minor public infrastructural improvements. The larger-scale developments that are proposed in the wider area are subject to separate planning processes and are not foreseen to have significant in-combination effects with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant effects on any European Sites. The consenting authority has granted the above listed developments in most cases with conditions relating to sustainable development and in compliance with the relevant Local Authority Development Plan and in compliance with regard to the Habitats Directive. The proposed development will not result in any residual adverse effects on any European Sites, their integrity or their conservation objectives when considered on its own. With consideration of the above, there is therefore no potential for the proposed development to contribute to any cumulative adverse effects on any European Site when considered in-combination with other plans and projects.

Following an analysis of development proposals surrounding the subject site which are considered to be of relevance in terms of recency and scale, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

No projects in the vicinity of the proposed development would be seen to have a significant in-combination effect with other plans or projects on any Natura 2000 site.

¹[Annual Environmental Report 2023 - Ringsend](#)

Conclusions

The proposed development site is located within a densely populated urban environment. The nearest European site is Rye Water Valley/Carton SAC (7.9 km) (Figure 7). The nearest waterbody to the subject site is the Grand Canal Main Line (Liffey and Dublin Bay), located 635m to the south of the site boundary (Figure 9). The foul water discharge from the site will ultimately connect at the intersection of Cedar Brook Way and Cherry Orchard Green (previously named Barnville Park). The foul water will then be treated at Ringsend WwTP, prior to being discharged to Dublin Bay. The surface water will outfall into two different surface water networks which both outfall into the Blackditch Stream which leads to the Camac River. The Camac River connects to the River Liffey which outfalls into Dublin Bay. There are therefore indirect hydrological pathways from the proposed development site to European sites located within and around Dublin Bay including South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA.

However, given the distance from the proposed development site to these Natura 2000 sites (10.9 - 15km within an extensive fluvial network) and that foul water drainage will be treated within the public system prior to being discharged at Dublin Bay, no significant effects on Natura 2000 sites due to surface and foul water drainage are likely. The distance along the extensive fluvial pathway, and the treatment of foul water at Ringsend WWTP will ensure that any surface water pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network, and foul water will be treated to the required standard prior to reaching the marine environment at Dublin Bay where European sites are located. In the absence of mitigation, no significant effects on the qualifying interests of these Natura 2000 sites are likely from the drainage proposals. There are no other source-pathway-receptor linkages between the proposed development site and any other European sites and as such, these sites have also been screened out.

The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and conclude, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, that the Proposed Development, individually or in combination with other plans or projects is not likely to have a significant effect on any European site.

No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening of Cherry Orchard Point Phase 3 development at Cherry Orchard, Dublin 10.
Name and Location of EUROPEAN Sites Within 15km	Rye Water Valley/Carton SAC Glenasmole Valley SAC Wicklow Mountains SAC South Dublin Bay SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA Wicklow Mountains SPA North Bull Island SPA North-west Irish Sea SPA
Project Description	<u>'Summary Development Description for COP3</u> <i>The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, 8no. local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville link connecting the Park West Avenue and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was granted permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was granted in September 2025 (ACP Case Ref: 321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.</i> <i>The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312no. residential apartments (c. 24556 sq.m), across 7 core blocks consisting of 4 to 10 floors, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m GFA), and all ancillary and sundry accommodation (c. 2,416sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, and associated landscaping. The scheme also provides private open space for all residential units.</i> <i>The proposed development will involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces, motorbike spaces and loading bays. The scheme includes a Barnville link to the south of the site connecting Barnville Park with Park West Avenue and</i>

	<i>providing direct pedestrian access to the railway station, along with overall 4no. pedestrian crossing points connecting Park West Avenue, Barnville Park and New Cherry Orchard Park.</i> <i>The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue roof systems, photovoltaic panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.'</i>
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the EUROPEAN site	None
The assessment of significant effects	
Describe how the project is likely to affect the EUROPEAN site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altamar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No European sites are within the zone of influence of these works. There is no direct hydrological pathway to European sites. Having taken into consideration the foul and surface water discharge from the proposed development is to the existing network, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway to conservation sites, and the dilution effect and treatment of effluent and surface runoff, it is concluded that, in the absence of mitigation, the proposed development would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road maps and satellite imagery.

References

1. Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC Brussels, 28.9.2021C (European Commission, 2021)
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
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4. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
5. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
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11. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
12. NPWS (2026) Conservation Objectives: South Dublin Bay SAC 000210. Version 2. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
13. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2024) Conservation objectives for Wicklow Mountains SPA [004040]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
16. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.

Appendix I

Treatment Capacity Report Summary – Ringsend WWTP from EPA’s Annual Environmental Report 2023¹:

2.1.4.2 Treatment Capacity Report Summary - Ringsend WWTP

Treatment capacity is an assessment of the hydraulic (flow) and organic (the amount of pollutants) load a treatment plant is designed to treat versus the current loading of that plant.

Ringsend WWTP	
Peak Hydraulic Capacity (m ³ /day) - As Constructed	959,040
DWF to the Treatment Plant (m ³ /day)	397,440
Current Hydraulic Loading - annual max (m ³ /day)	896,593
Average Hydraulic loading to the Treatment Plant (m ³ /day)	487,391
Organic Capacity (PE) - As Constructed	2,100,000
Organic Capacity (PE) - Collected Load (peak week) ^{Note¹}	2,611,498
Organic Capacity (PE) - Remaining	0
Will the capacity be exceeded in the next three years? (Yes/No)	Yes*

Note 1. - nominal design capacities can be based on conservative design principles. In some cases, assessment of existing plants has shown organic capacities significantly higher than the nominal design capacity. Accordingly, plants that appear to be overloaded when comparing a collected peak load with the nominal design capacity can be fully compliant due to the safety factors in the original design. The Ringsend upgrade organic design loadings of 2.1M p.e. from the beginning of 2024 and 2.4M p.e. from the beginning of 2026 are annual daily average loadings and the upgraded WWTP will have a peak capacity in the order of 25% greater than the average annual daily capacity.

*As per current 2.1M p.e capacity. It is currently scheduled for the final WwTP upgrade, to a capacity of 2.4 million p.e., to be completed by end of 2025.

¹[Annual Environmental Report 2023 - Ringsend](#)