

Appropriate Assessment Screening for proposed development at Spencer Place Block 2, Spencer Dock D1.



15TH AUGUST 2019

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On behalf of: Spencer Place Development Company Limited

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1. INTRODUCTION

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more NATURA 2000 sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Spencer Place Development Company Limited. The project relates to a proposed strategic housing development at Spencer Place Block 2, Spencer Dock D1.

This AA Screening stage examines the likely significant effects of a plan or project, either on its own, or in combination with other plans and projects, upon a Natura 2000 site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

BACKGROUND TO ALTEMAR LTD.

Since its inception in 2001, Altemar 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 Altemar, is an environmental scientist and marine biologist with 25 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair an internal IFI working group on environmental assessment. 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). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

2. 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 Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the 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) designated under the Habitats Directive and Special Protection Areas (SPAs) 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 NATURA 2000 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 [NATURA 2000] 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 Natura 2000 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 Natura 2000 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 NATURA 2000 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 NATURA 2000 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 NATURA 2000 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;

3. 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), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 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 Natura 2000 sites, and compilation of information on their qualifying interests and conservation objectives
- Assessment of likely effects – direct, indirect and cumulative- undertaken on the basis of available information as a desk study or field survey or primary research as necessary and,
- Screening Statement with Conclusions.

2) Appropriate Assessment (Natura Impact Statement):

- Description of the NATURA 2000 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"
- Conclusions.

3) Alternative Solutions

If mitigation is possible that enables a risk to be avoided fully, then, subject to other necessary approvals, the project or plan may proceed. If mitigation measures are insufficient, or are not actually practicable and achievable to avoid the risk entirely, then, in the light of a negative assessment, the plan or project may not proceed. A wider search for alternative solutions may need to be considered – Stage 3. ²

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 NATURA 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. The extra protection measures for Annex I priority habitats come into effect when making the IROPI case.

² (DoEHLG, 2009) Appropriate Assessment of Plans and projects in Ireland: Guidance for planning authorities.

4. SCREENING STAGE ASSESSMENT

A) MANAGEMENT OF THE SITE

The plan or project is not directly connected with, or necessary to, the management of NATURA 2000 sites.

B) DESCRIPTION OF THE PROPOSED PROJECT

Spencer Place Development Company Limited intend to apply for planning permission for alterations to a previously permitted development to provide for a Residential and Shared Accommodation Scheme on lands (c. 1.26 ha) located at City Block 2, Spencer Dock, Dublin 1 (Figures 1 to 3). The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure.

The proposed alterations are sought under Section 3(d) of the Planning and Development and Residential Tenancies Act 2016 as amended by the Planning and Development (Amendment) Act 2018 for alterations to previously permitted development, Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18 to increase the total number of residential units from 349 units to 464 units and a change of use from permitted aparthotel to shared accommodation comprising of 200 no. bedspaces (120 bedrooms) (Figures 4 and 5). The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ).

The proposed development will consist of the following:

- Redesign of the permitted residential and aparthotel development to provide for 464 no. residential units and 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms in two buildings, Block 1 (residential to the north) and Block 2 (shared accommodation and residential to the south).
- The residential development will comprise of 229 no. 1 bed units and 235 no. 2 bed units resulting in a total of 141 no. 1 bed and 157 no. 2 bed units in Block 1 and 88 no. 1 bed and 78 no. 2 bed units in Block 2.
- Block 2 will also comprise of 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms
- The proposed height of the development will range from 3 no. storeys and 13 no. storeys. Block 1 will increase in height from the permitted development at 7 no. storeys (27.5 m) to a maximum height of 13 no. storeys (47m). Block 2 will increase in height from 7 no. storeys (27.5m) to 11 no. storeys (40.5m)
- The proposed alterations will result in revisions to all elevations including revised location and provision of private balconies / terraces and the provision of set back levels;
- Provision of link bridge at 7th storey (6th Floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development and the provision of external communal roof terraces to serve the residential units;
- Provision of internal communal amenity space and roof terraces in the shared accommodation scheme;
- Provision of café unit in Block 2 fronting Mayor Street;
- Revised undercroft layout and increase in area to include 78 no. car parking spaces and 726 no. cycle parking spaces; and an increase in plant area;
- Revised landscaping throughout the scheme and revised boundary treatments along the street frontages;

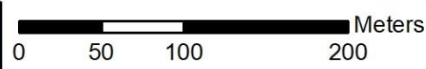
- Omission of the southern elevation of Block 1 above the Irish Water pumping station and revised landscaping treatment to screen this element of the development;
- Provision of 102 no. surface level visitor bicycle parking spaces;
- Revisions to plant at roof level;
- The development also includes, SUDs drainage, the provision of a green roof on both blocks, consequential minor amendments to all elevations and all associated site development works necessary to facilitate the development.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The ZoI of the proposed project would be seen to be restricted to the site outline with potential for minor localised noise and light impacts during construction. However, drainage from site, both foul and surface water, would be seen as the external output from the site during construction and operation that could potentially extend the zone of influence. There is no direct hydrological connection to the Natura 2000 sites. However, there is an indirect connection to the Dublin Bay Natura 2000 sites via the surface water network and foul networks via Ringsend WWTP. In order to assess the potential risk of the indirect connections to Natura 2000 sites Awn consulting was commissioned to carry out a Hydrological and Hydrogeological Qualitative Risk Assessment for the proposed development. In addition, further information is provided on the proposed storm water and foul water drainage strategies.



Project: Spencer Dock
 Location: Spencer Place Development Company
 Date: 15th August 2019
 Drawn By: Bryan Deegan (Altamar)



ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site outline and location.



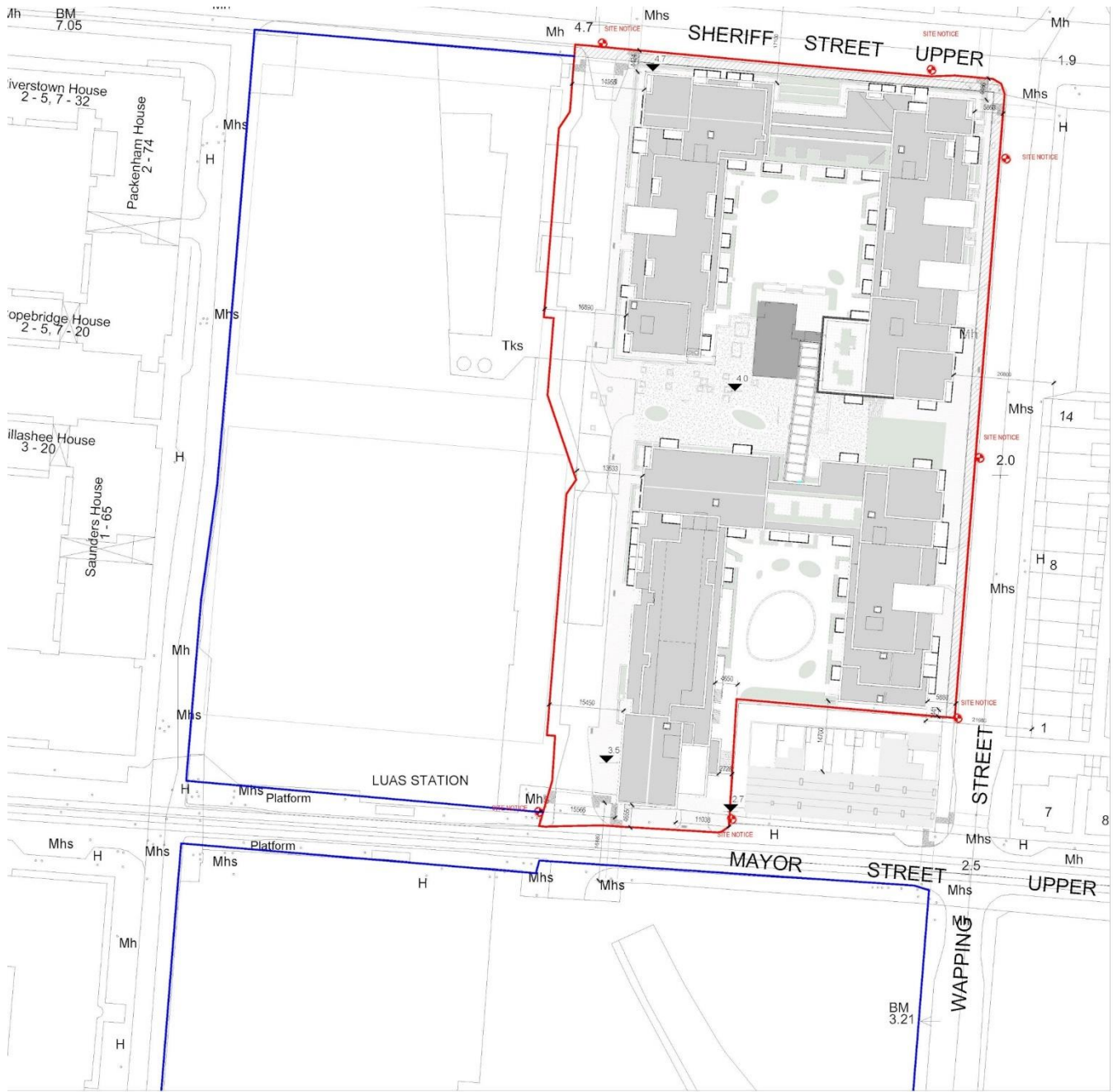
Project: Spencer Dock
 Location: Spencer Place Development Company
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 Drawn By: Bryan Deegan (Altamar)

0 15 30 60 Meters

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 Marine & Environmental Consultancy



Figure 2. Satellite Image of proposed site.



- SITE LOCATION BOUNDARY OUTLINED IN RED
- OTHER LAND OWNED BY APPLICANT AND/OR CIE
- SITE NOTICE LOCATION
- ▨ LANDS WITHIN DCC OWNERSHIP

REV	DATE	DESCRIPTION	CHECKED	DRAWN
01	2019-01-29	ISSUE FOR PLANNING	HP	HP

ISSUED FOR PLANNING

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PROJECT: Spencer Place Development
 Company Limited
 Spencer Place Residential City
 Block 2

DATE	29/03/19
SCALE	As indicated @A1
DRAWN	BD
CHECKED	NP
MODEL FILE NAME	950291-Spencer Place North
DRAWN:	

Site Plan - Proposed

PL. NO.:	950291
DRAWING NUMBER:	P4-0003

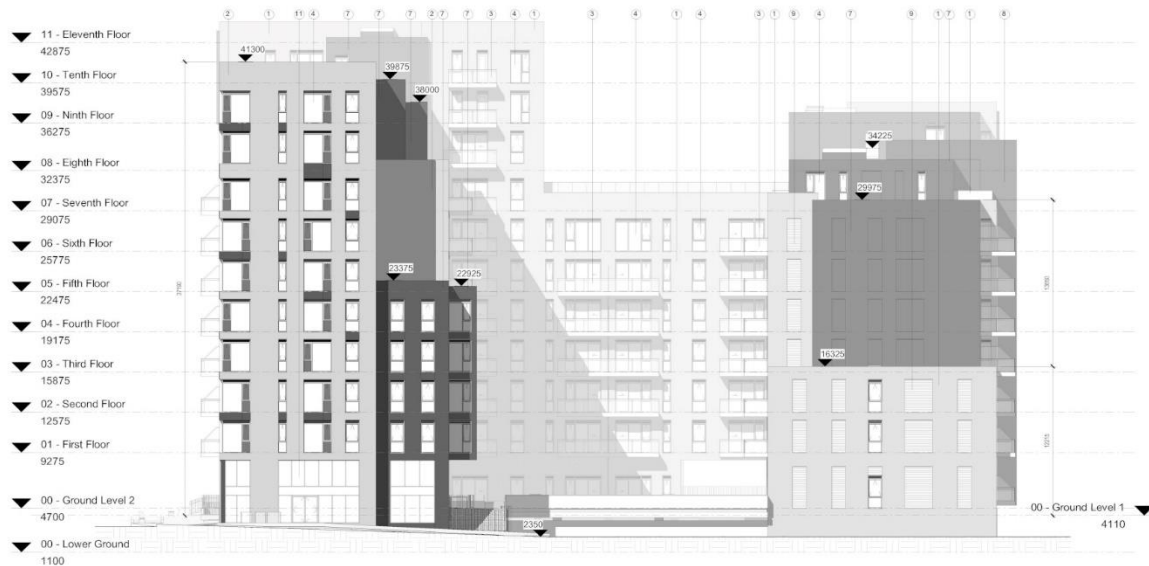
Proposed Site Plan
1 : 500

Figure 3. Proposed site layout.

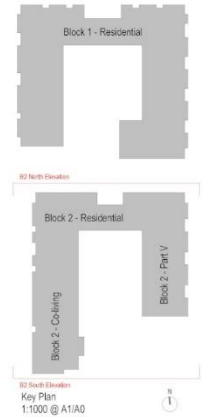
1 Block 2 - North Elevation
1 : 200



2 Block 2 - South Elevation
1 : 200



NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THE DRAWING
THIS DRAWING TO BE READ IN CONJUNCTION WITH
RELEVANT CONTRACT DOCUMENTATION



MATERIALS KEY

- ① BUFF FACING BRICKWORK
- ② GREY FACING BRICKWORK
- ③ GLAZED BALCONY
- ④ DOUBLE GLAZED WINDOWS
- ⑤ SCREENING TO PUMP STATION TO LANDSCAPE ARCHITECTS DESIGN
- ⑥ RECESSED TEXTURED BUFF BRICK (where hatched)
- ⑦ SOLID STANDING SEAM METAL PANEL
- ⑧ SOLID METAL PANEL
- ⑨ RECESSED BRICK PANEL
- ⑩ GLAZED WALKWAY
- ⑪ CURTAIN WALLING

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION
01	29/03/19	NP	BD	NP	ISSUED FOR PLANNING

ISSUED FOR PLANNING

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Spencer Place Development
Company Limited
PROJECT
Spencer Place Residential City
Block 2

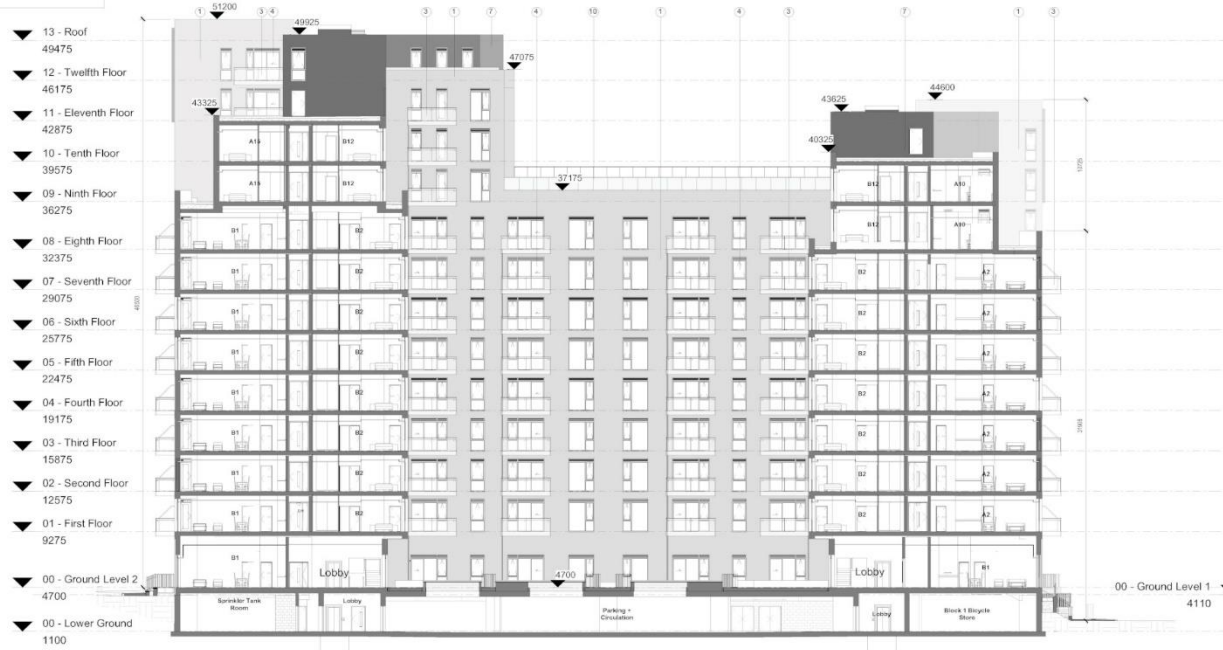
DATE	29/03/19
SCALE	As Indicated (B1)
DRAWN	BD
CHECKED	NP
MODEL FILE NAME	860091-Spencer Place North
DRAWING	

Block 2 - North & South Elevations - Proposed

NO. ON SHEET	950291	DRAWING NUMBER	P4-2014
DRAWING STATUS	90	ISSUED FOR PLANNING	02

Figure 4. North and South Elevation.

1 Block 1 - Section A-A
1 : 200



2 Block 1 - Section B-B
1 : 200



NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE.
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONTRACT AND DRAWINGS.



- MATERIALS KEY**
- 1 BUFF FACED BRICKWORK
 - 2 GREY FACED BRICKWORK
 - 3 GLAZED BALCONY
 - 4 DOUBLE GLAZED WINDOWS
 - 5 SCREENING TO PUMP STATION TO LANDSCAPE ARCHITECT'S DESIGN
 - 6 RECESSED TEXTURED BUFF BRICK (shown hatched)
 - 7 SOLID STANDING SEAM METAL PANEL
 - 8 SOLID METAL PANEL
 - 9 RECESSED BRICK PANEL
 - 10 GLAZED WALKWAY
 - 11 CURTAIN WALLING

DATE	2019/04/02	SCALE	AS INDICATED
BY	NP	CHECKED	NP
BY	NP	CHECKED	NP
BY	NP	CHECKED	NP

ISSUED FOR PLANNING

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PROJECT
Spencer Place Development
 Company Limited
Spencer Place Residential City
 Block 2

DATE: 29/03/19
 SCALE: As Indicated @A1
 DRAWN: BD
 CHECKED: NP
 MODEL FILE NAME: 950291-Spencer Place North

Block 1 - Section AA & BB - Proposed

NO. SHEETS	ISSUANCE NUMBER
950291	P4-3010
DRAWING STATUS	REVISION
95 ISSUED FOR PLANNING	02

Figure 5. Section of proposed development showing basement level.

DRAINAGE

As outlined in the CS Consulting Engineering Services Report (issue date 08.08.2019) the following Storm water and Foul water strategies are proposed (Figure 6):

Stormwater Drainage

Existing Stormwater Drainage Infrastructure

Existing drainage records indicate a 940-brick culvert combined sewer running from south to north on New Wapping Street. It is proposed to discharge the attenuated surface water flows into this sewer.

Proposed Storm Water Infrastructure

In accordance with the requirements of the Councils Drainage Division all new developments are to incorporate the principles of Sustainable Urban Drainage Systems, SuDs. The SuDs principles require a two-fold approach to address storm water management on new developments.

The first aspect is to reduce any post development run-off to predevelopment discharge rates. The development is to retain storm water volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1-in-100-year storm event increased by 20% for predicted climate change factors.

The existing North Lotts Pumping Station bisects the site in two, therefore, it is intended proposed to provide 2no attenuation tanks at lower ground level i.e. one tank for North 1 and one tank for North 2. Attenuation calculations indicate a storage volume of 1,217m³ is required Based on a site area of 12,645m² (i.e. 1.26Ha). Furthermore, in accordance with Dublin City Councils requirements as set out in their document, North Lotts & Grand Canal Dock Planning Scheme, NLGCDPS, DCC 2014, the proposed must provide a minimum storm water storage of 570m³/Ha, (Sec. 4.5.4.3.2 Surface Management, NLGCDPS) which leads to a requirement for a further 720m³ (i.e. 570m³/Ha x 1.26Ha). Hence, a total attenuation volume of 1,940m³ (i.e. 1217m³ + 720m³) is required for the development based on a development area of 12,645m² (1.26Ha).

As the site is divided in two, 2 no separate attenuation tanks – each taking approximately 50% of the volume of water required are to be provided as below: -

- North 1 – 970m³ attenuation tank
- North 2 – 970m³ attenuation tank

Foul Water Drainage

Existing Foul Drainage Infrastructure

Records obtained from Dublin City Council indicate a number of public sewers adjacent to the subject lands, namely: -

- A 1000-brick culvert combined sewer to the West;
- A 940-brick culvert combined sewer to the East, flowing North on New Wapping Street.

These sewers ultimately drain to the Ringsend WWTP at Ringsend.

Proposed Foul Drainage Infrastructure

Given the presence of the existing North Lotts Pumping Station and associated underground infrastructure, the site is essentially divided in two halves i.e. north and south of the pumping station. It is proposed to provide separate foul systems i.e. one for each side of the existing pumping station.

The Irish Water Code of Practise for Wastewater Infrastructure (clause 3.6) indicate that an effluent volume of 450L/day/person and 500ltrs/day/room under hotel use is appropriate.

Block 1 Resi – (141 + 157) Units x 450 ltrs/day/head = 135,900ltrs/day

Block 2 Resi – (88 + 18 + 60) Units x 450 ltrs/day/head = 74,700 ltrs/day

Block 2 Co Living – (2 + 46 + 36) = 84 rooms x 500 ltrs/day/room = 42,000 ltrs/day.

C) IDENTIFICATION OF NATURA 2000 SITES/SPECIES POTENTIALLY AFFECTED.

The proposed works are not within a NATURA 2000 site. The NATURA 2000 sites within 15km are seen in Figures 7 & 8 and their features of interest and the potential impact of the works on the features of interest, are seen in Table 1. As can be seen from the EPA Waterframework Directive (WFD) data in Figures 9 and 10, the River Liffey is 200m from the proposed project and there is no direct pathway to this watercourse and to a Natura 2000 site. As outlined in the Awn Hydrological and Hydrogeological Risk Assessment Report “The nearest surface water receptor is the River Liffey (IE_EA_090_0300) which lies 200 m to the south of the proposed development site. The area is part of the Liffey and Dublin Bay catchment and the Tolka subcatchment Tolka SC_020). Code 09_4) There is no direct hydraulic linkage between the proposed development and these water bodies.”

There is an indirect pathway from the site to the Natura 2000 sites via the surface / foul water networks to Ringsend WWTP via combined sewer. The proposed development site is located in an urban environment surrounded by roads on four sides and there is no intact biodiversity corridor to Natura 2000 sites. Following the precautionary principle screening of all Natura 2000 within 10km and those with an indirect pathway within 15km (Table 1) is carried out in Table 2. It should be noted that all Natura 2000 sites beyond 10km have no direct or indirect pathways to the proposed site. These Natura 2000 sites beyond 10km are located in the marine or coastal environments where significant mixing or dilution will occur or they are located inland with no direct or indirect pathways to the proposed development.

Table 1. Natura 2000 sites within 15km of the proposed development (>10km are shaded).

Site Code	Name	Distance
SAC		
IE0000210	South Dublin Bay SAC (indirect connection)	2.3 km
IE0000206	North Dublin Bay SAC (indirect connection)	3.8 km
IE0000199	Baldoyle Bay SAC	8.9 km
IE0003000	Rockabill to Dalkey Island SAC	9.7 km
IE0000202	Howth Head SAC	9.7 km
IE0000205	Malahide Estuary	12.0 km
IE0002193	Irelands Eye SAC	12.6 km
IE0002122	Wicklow Mountains SAC	12.9 km
IE0001209	Glenasmole Valley SAC	13.6 km
SPA		
IE0004024	South Dublin Bay and River Tolka Estuary SPA (indirect connection)	1.0 km
IE0004006	North Bull Island SPA (indirect connection)	3.8 km
IE0004016	Baldoyle Bay SPA	9.2 km
IE0004113	Howth Head Coast SPA	12.1 km
IE0004172	Dalkey Islands SPA	12.2 km
IE0004025	Broadmeadow/Swords SPA	12.5 km
IE0004117	Irelands Eye SPA	12.6km
IE0004040	Wicklow Mountains SPA	13.1 km

Table 2. Initial screening of NATURA 2000 sites within 10km and NATURA 2000 sites within 15km with potential of hydrological connection to the proposed development.

a) Special Areas of Conservation

Natura Code	Name	Screened In/Out	Details/Reason
Special Areas of Conservation			
IE0000210	South Dublin Bay SAC	Out	<p>Conservation Objectives To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC, which is defined by the following list of targets:</p> <ul style="list-style-type: none"> • The permanent habitat area is stable or increasing, subject to natural processes. • Maintain the extent of the <i>Zostera</i> –dominated community, subject to natural processes. • Conserve the high quality of the <i>Zostera</i> –dominated community, subject to natural processes • Conserve the following community type in a natural condition: Fine sands with <i>Angulus tenuis</i> community complex. <p>Feature of Interest Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Potential Impact The development site is located within an urban area 2.3 km from the South Dublin Bay SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to this SAC. However, there is an indirect pathway from the site to the SAC via the surface water / foul water networks to Ringsend WWTP. AWN consulting carried out a Hydrological and Hydrogeological Qualitative Risk Assessment Report in relation to the potential impact on Natura 2000 sites in Dublin Bay (Section 4E and 4F) and AWN determined that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity). Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”</p> <p>Due to the distance (2.3km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul and storm water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>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.</p> <p>No significant effects are likely</p>
IE0000206	North Dublin Bay SAC	Out	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Features of Interest 1140 Mudflats and sandflats not covered by seawater at low tide 1210 Annual vegetation of drift lines 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) 1395 Petalwort <i>Petalophyllum ralfsii</i> 1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation 2190 Humid dune slacks</p> <p>Potential Impact The development site is located within an urban area 3.8 km from the North Dublin Bay SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to this SAC. However, there is an indirect pathway from the site to the SAC via the surface water / foul water networks to Ringsend WWTP. AWN consulting carried out a Hydrological and Hydrogeological Qualitative Risk Assessment Report in relation to the potential impact on Natura 2000 sites in Dublin Bay (Section 4E and 4F) and AWN determined that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity). Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”</p> <p>Due to the distance (3.8km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul and storm water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>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.</p> <p>No significant effects are likely</p>
IE0000199	Baldoyle Bay SAC	Out	<p>Conservation Objectives To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests Salicornia and other annuals colonising mud and sand (1310) Atlantic salt meadows (<i>Glauco - Puccinellietalia maritima</i>) (1330) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)(MSM) (1410) The following habitats were recorded during the Coastal Monitoring Project (Ryle <i>et al.</i>, 2009) but they are not listed in the qualifying interests for the site: Annual vegetation of drift lines (1210) Embryonic shifting dunes (2110) Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) (2120) Fixed coastal dunes with herbaceous vegetation (2130) Humid dune slacks (2190)</p> <p>Potential Impact The proposed development site is located within a substantial urban area and proximal to a working port. The nearest point of the site outline to the SAC is 8.9km (Figure 8) located on the far side of the Bull Wall and Howth Head. There is no direct hydrological link to this SAC. All discharges ultimately enter the marine environment into Dublin Bay. Therefore, there is an indirect link to this SAC via the marine environment. However, as a result of the significant distance and the dilution/mixing in the marine environment any materials from site would be expected to be negligible in this Natura 2000 site</p> <p>No significant adverse effects are likely to this SAC due to the distance to the Natura 2000 site and the fact that the features of interest are coastal habitats.</p> <p>No significant effects are likely</p>
IE0003000	Rockabill to Dalkey Island SAC	Out	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Features of Interest 1170 Reefs 1351 Harbour porpoise <i>Phocoena phocoena</i></p> <p>Potential Impact The development site is located within an urban area 9.7 km from the Rockabill to Dalkey SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>this SAC. However, there is an indirect pathway from the site to the SAC via the surface water / foul water networks to Ringsend WWTP. AWN consulting carried out a Hydrological and Hydrogeological Qualitative Risk Assessment Report in relation to the potential impact on Natura 2000 sites in Dublin Bay (Section 4E and 4F) and AWN determined that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity). Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”</p> <p>Due to the distance (9.7 km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul and storm water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.</p> <p>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.</p> <p>No significant effects are likely</p>
IE0000202	Howth Head SAC	Out	<p>Conservation Objectives To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests (1230) Vegetated sea cliffs of the Atlantic and Baltic coasts (4030) European dry heaths</p> <p>Potential Impact The proposed development site is located within a substantial urban area and near a working port. The nearest point of the site outline to the SAC is 9.7km (Figure 8) located on the far side of the Bull Wall. There is no direct hydrological link to this SAC. All discharges ultimately enter the marine environment into Dublin Bay. Therefore, there is an indirect link to this SAC via the marine environment. However, as a result of the distance and the dilution/mixing in the marine environment any materials (respectively) from site would be expected to be negligible in this Natura 2000 site No significant adverse effects</p>

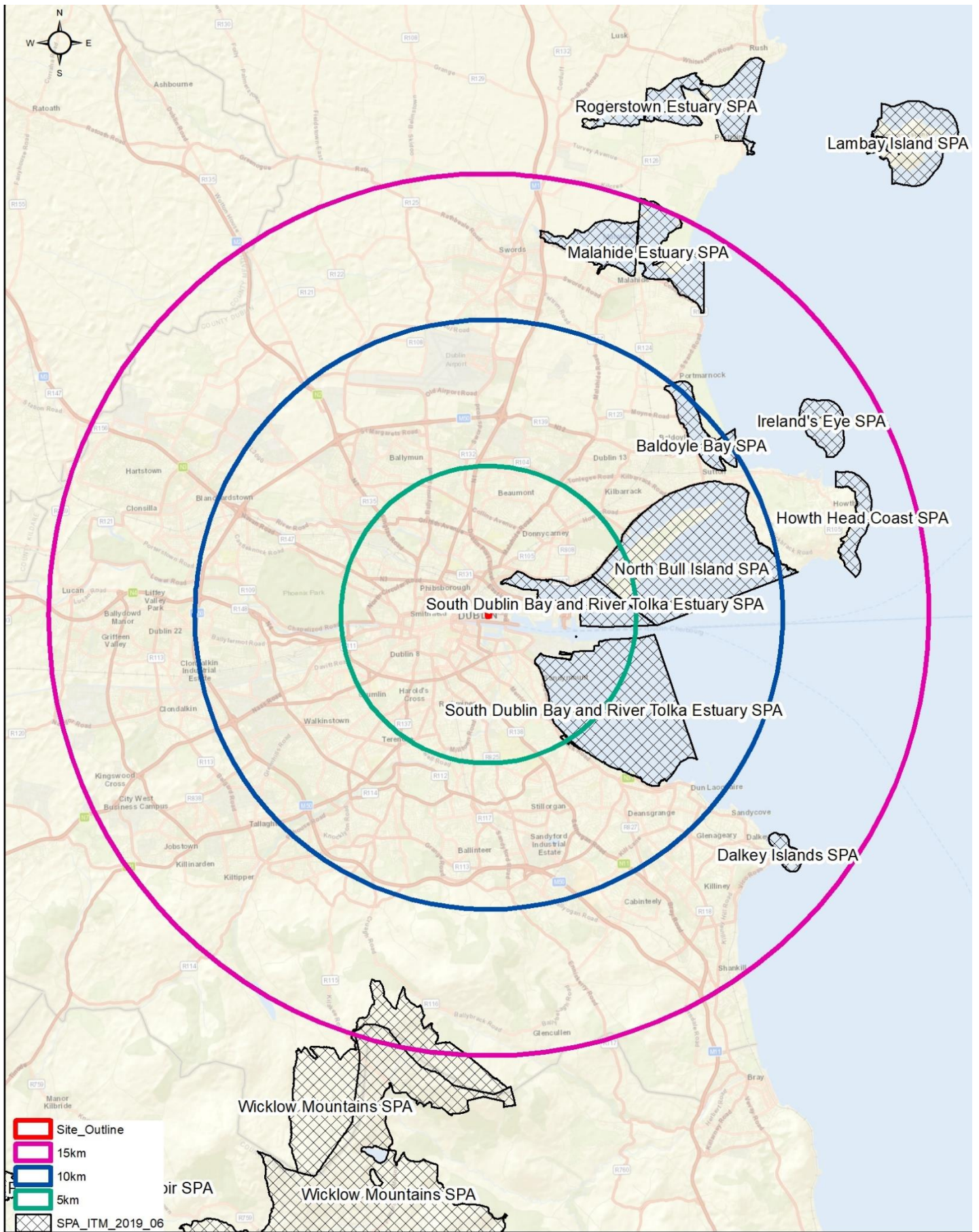
Natura Code	Name	Screened In/Out	Details/Reason
			are likely to this SAC due to the distance to the Natura 2000 site and the fact that the features of interest are terrestrial habitats. No significant adverse effects are likely

b) Special Protection Areas

Natura Code	Name	Screened In/Out	Details/Reason
Special Protection Areas			
IE0004024	South Dublin Bay and River Tolka Estuary SPA	Out	<p>Conservation Objective: 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.</p> <p>Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla brota</i>) Oystercatcher (<i>Haematopus ostralegus</i>) Ringed Plover (<i>Charadrius hiaticula</i>) Grey Plover (<i>Pluvialis squatarola</i>) Knot (<i>Calidris canutus</i>) Sanderling (<i>Calidris alba</i>) Dunlin (<i>Calidris alpina</i>) Bar-tailed Godwit (<i>Limosa lapponica</i>) Redshank (<i>Tringa totanus</i>) Black-headed Gull (<i>Croicocephalus ridibundus</i>) Roseate Tern (<i>Sterna dougallii</i>) Common Tern (<i>Sterna hirundo</i>) Arctic Tern (<i>Sterna paradisaea</i>) Wetlands & Waterbirds</p> <p>Potential Impact The development site is located within an urban area 1.0 km from the South Dublin Bay and River Tolka SPA (Figure 7). There is no direct hydrological pathway from the proposed development site to this SPA. However, there is an indirect pathway from the site to the SPA via the surface water / foul water networks to Ringsend WWTP. AWN consulting carried out a Hydrological and Hydrogeological Qualitative Risk Assessment Report in relation to the potential impact on Natura 2000 sites in Dublin Bay (Section 4E and 4F) and AWN determined that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity). Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>water environments. However, the protection of downstream European sites is in no way reliant on these measures.”</p> <p>Due to the distance (1.0km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul and storm water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.</p> <p>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.</p> <p>No significant effects are likely</p>
IE0004006	North Bull Island SPA	Out	<p>Conservation Objective: 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.</p> <p>Qualifying Interests A046 Light-bellied Brent Goose (<i>Branta bernicla brota</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A052 Teal (<i>Anas crecca</i>) A054 Pintail (<i>Anas acuta</i>) A056 Shoveler (<i>Anas clypeata</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A143 Knot (<i>Calidris canutus</i>) A144 Sanderling (<i>Calidris alba</i>) A149 Dunlin (<i>Calidris alpina alpina</i>) A156 Black-tailed Godwit (<i>Limosa limosa</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A160 Curlew (<i>Numenius arquata</i>) A162 Redshank (<i>Tringa tetanus</i>) A169 Turnstone (<i>Arenaria interpres</i>) A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) A999 Wetlands</p> <p>Potential Impact The development site is located within an urban area 3.8 km from the North Bull Island SPA (Figure 7). There is no direct hydrological pathway from the proposed development site to this SPA. However, there is an indirect pathway from the site to the SPA via the surface water / foul water networks to Ringsend WWTP. AWN consulting carried out a Hydrological and Hydrogeological Qualitative Risk Assessment Report in relation to the potential impact on Natura 2000 sites in Dublin Bay (Section 4E and 4F) and AWN determined that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity). Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”</p> <p>Due to the distance (3.8 km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul and storm water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.</p> <p>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.</p> <p>No significant effects are likely</p>
IE0004016	Baldoyle Bay SPA	Out	<p>Conservation Objectives: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA</p> <p>Qualifying Interests A046 Brent Goose (<i>Branta bernicla brota</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A137 Ringed Plover (<i>Charadrius hiaticula</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A999 Wetlands.</p> <p>Potential Impact. The proposed development site is located within a substantial urban area and proximal to a working port. The nearest point of the site outline to the SPA is 9.2 km (Figure 7), which is located on the far side of Howth Head. All discharges ultimately enter the marine environment into Dublin Bay. Therefore, there is an indirect link to this SPA via the marine environment. However, as a result of the distance and the dilution/mixing in the marine environment any noise levels and materials (respectively) from site would be expected to be negligible in this Natura 2000 site. The site would not be expected to be an important area for the features of interest of this SPA.</p> <p>No significant effects are likely</p>



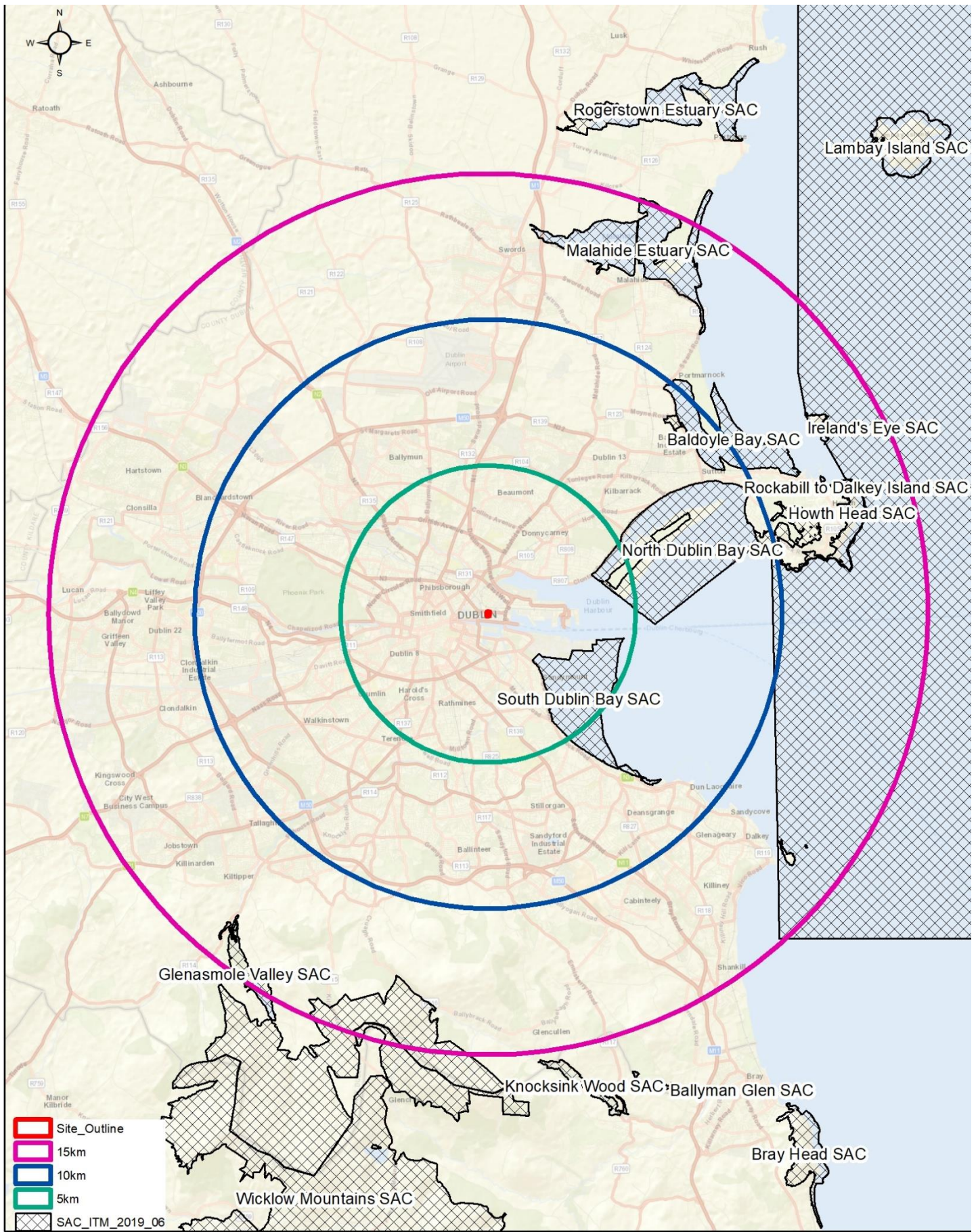
Project: Spencer Dock
 Location: Spencer Place Development Company
 Date: 15th August 2019
 Drawn By: Bryan Deegan (Altemar)

0 2,000 4,000 8,000 Meters

ALTEMAR
 Marine & Environmental Consultancy



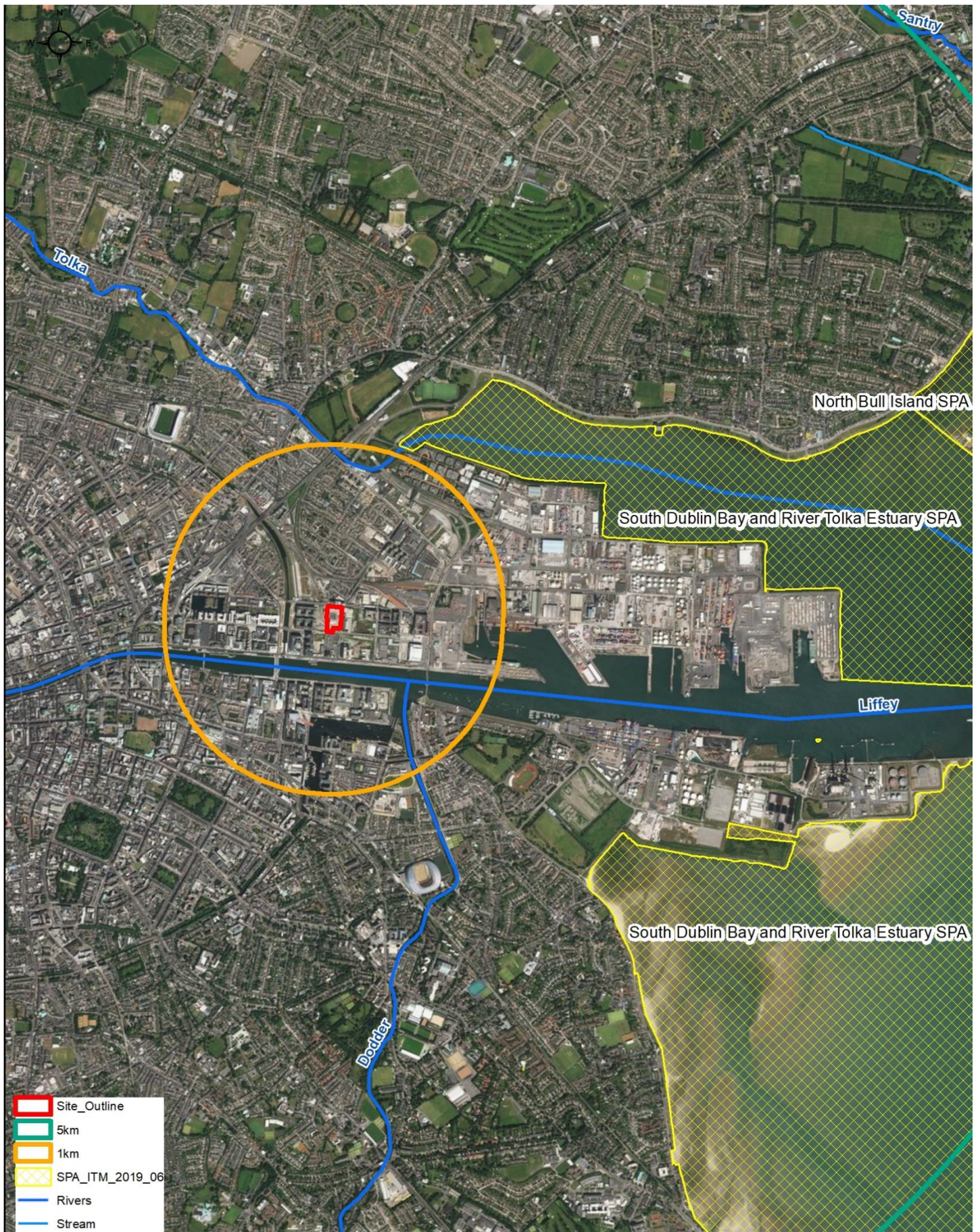
Figure 7. Special Protected Areas located within 5km, 10km and 15km of the proposed development.



Project: Spencer Dock
 Location: Spencer Place Development Company
 Date: 15th August 2019
 Drawn By: Bryan Deegan (Altamar)



Figure 8. Special Areas of Conservation located within 5km, 10km and 15km of the proposed development.



Project: Spencer Dock
 Location: Spencer Place Development Company
 Date: 15th August 2019
 Drawn By: Bryan Deegan (Altamar)

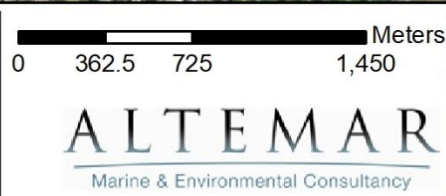


Figure 9. Watercourses and SPA's proximate to the proposed development (NPWS & EPA-WFD data)



Figure 10. Watercourses and SAC's proximate to the proposed development (NPWS & EPA-WFD data)

D) SITE VISIT AND EVALUATION OF SPECIES AND HABITATS ON SITE.

A site visit was carried out on the 20th of September 2018 in fair weather by Pádraic Fogarty of OPENFIELD Ecological Services. As stated in the Biodiversity Chapter of the Accompanying EIAR “Although a number of mammals are known to be present in Dublin city, most notably Fox *Vulpes vulpes*, there are no habitats on the site which are suitable for the majority of these species. There are no buildings or old trees which are suitable for roosting bats. The lack of semi-natural vegetation in the immediate vicinity of the site is considered to be a significant limiting factor in this location and so a detector-based survey was not carried out (Hundt, 2013). For this reason, and given the ongoing construction activities on the site, a dedicated bat survey is not considered necessary and was not carried out for this study. No birds were recorded during the site survey and habitats are of minimal value for nesting birds (although nesting cannot be ruled out). There are no suitable habitats on the site for amphibians or fish. There are no water courses on the site while habitats between the site and the River Liffey are entirely artificial in nature, including the banks of the river itself. Most habitats, even highly altered ones, are likely to harbour a wide diversity of invertebrates. In Ireland only one insect is protected by law, the Marsh Fritillary butterfly *Euphydryas aurinia*, and this is not to be found on built-up sites. Other protected invertebrates are confined to freshwater and wetland habitats and so are not present on this site.

An additional site visit was carried out on the 15th August 2019 (Plate 1) by Bryan Deegan of Altemar. Construction has commenced on site resulting in the removal of habitats of biodiversity interest on site.



Plate 1. Ongoing Construction at the proposed development site (15th August 2019).

Summary of ecological importance

No flora or fauna of conservation importance were noted on site. No records of threatened or legally protected plant species are known to occur within the site. The site is currently under development which has removed previous habitats on site.

E) ASSESSMENT OF SOURCE PATHWAY RECEPTOR LINKAGES

As outlined in the AWN consulting Hydrological and Hydrogeological Qualitative Risk Assessment Report. “Should any silt-laden stormwater from construction manage to enter the public stormwater sewer i.e. without on-site mitigation, the suspended solids will naturally settle within the drainage pipes by the time the stormwater reaches any open water. Standard mitigation e.g. use of a silt buster or similar to allow settlement of any silt laden stormwater during construction will be incorporated into the construction plan design to minimise any impacts on stormwater drains. In the event of a [theoretical] 300 litre [worst case scenario used] hydrocarbon leak fully discharging to the stormwater sewer during low flow conditions without mitigation (on site interceptor or treatment at Ringsend WWTP), there is a low potential for some impact above water quality objectives as outlined in S.I. No. 272 of 2009/ Surface Water Amendment Regs SI No. 386 of 2015 in Dublin Bay prior to dilution. However, with the presence of an oil/ petrol interceptor, there is no likely impact above statutory thresholds. Based on the possible loading of any hazardous material during construction and operation there is subsequently no potential for impact on Dublin Bay water quality status from an accidental discharge to stormwater drain.

Based on an effluent volume of 450 litres/person/day (l/p/day) and 500 litres/room/day (l/p/day) (applying Irish Water Code of Practise for Wastewater Infrastructure (Clause 3.6)), the dry weather wastewater discharge is calculated at 2.92 l/sec.

The sewage discharge will be licensed by Irish Water, collected in the public sewer and treated at Irish Water’s WWTP at Ringsend prior to treated discharge to Dublin Bay. This WWTP is required to operate under an EPA licence (D0034-01) and to meet environmental legislative requirements. The plant has received planning (2019) and will be upgraded with increased treatment capacity over the next five years. Even without treatment at the Ringsend WWTP, the peak effluent discharge, calculated for the proposed development, would equate to 0.026 % of the licensed discharge at Ringsend WWTP and would not impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive). This assessment is supported by hydrodynamic and chemical modelling within Dublin Bay which has shown that there is significant dilution for contaminants of concern (DIN and MRP) available quite close to the outfall for the treatment plant (WWTP 2012 EIS, WWTP 2018 EIAR). Recent water quality assessment of Dublin Bay also shows that Dublin Bay on the whole, currently has an ‘Unpolluted’ water quality status (EPA, 2019).

The assessment has also considered the effect of cumulative events, such as release of sediment-laden water combined with a hydrocarbon leak on site. As there is adequate assimilation and dilution between the site and Dublin Bay SACs/ pNHAs, it is concluded that no perceptible impact on water quality would occur. It can also be concluded that the cumulative or in-combination effects of effluent arising from the proposed development with that of other developments discharging to Ringsend WWTP will not be significant having regard to the size of the calculated discharge from the proposal.”

In addition in relation to Dublin Bay and Natura 2000 sites the AWN report states that there is “no perceptible risk due to low chemical loading, distance to bay through the sewer system and dilution” from “unmitigated run-off containing a high concentration of suspended solids” and

“No perceptible risk – Even without treatment at Ringsend WWTP, the peak effluent discharge would equate to 0.026% of the licensed discharge at Ringsend WWTP; would not impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive).”

F) POTENTIAL CONSTRUCTION AND OPERATIONAL IMPACTS ON NATURA 2000 SITES

All waste from the demolition and construction phases will be disposed of in a registered facility and will not pose a threat to a NATURA 2000 site. Light, dust and noise impacts would be seen in the direct vicinity of the proposed project (in the absence of controls on site). Based on the findings of the Hydrological and Hydrogeological Qualitative Risk Assessment carried out by AWN Consulting “There is no ‘direct’ hydrological or hydrogeological linkage for construction or operational run-off or any small hydrocarbon leaks from the site to the Liffey or Dublin Bay located farther down-gradient. However, an ‘indirect pathway’ does exist through the off site combined sewer network which ultimately discharges to Dublin Bay following treatment at Ringsend WWTP. There is no ‘direct’ pathway for foul sewage to any receiving water body (as identified above). There is however an ‘indirect pathway’ through the combined sewer which ultimately discharges to the Irish Water WWTP at Ringsend prior to final discharge to Dublin Bay post treatment.” This AA Screening concurs with the findings of the AWN Consulting Hydrological and Hydrogeological Qualitative Risk Assessment report in that “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity).

Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”

G) IN-COMBINATION EFFECTS

The Dublin City Development Plan 2016–2022 was reviewed and it is considered that the proposed project is in line with the objectives of the LAP. A search of the www.Myplan.ie online planning was carried out. This area of Dublin City is currently undergoing redevelopment, where derelict brownfield sites with significant hardstanding areas are being revitalised. It is seen that the redevelopment of these sites through the incorporation of SuDS measures is beneficial to the working of Ringsend WWTP as much of the runoff enters the combined sewer in the area. The AWN Consulting Hydrological and Hydrogeological Qualitative Risk Assessment report “has also considered the effect of cumulative events, such as release of sediment-laden water combined with a hydrocarbon leak on site. As there is adequate assimilation and dilution between the site and Dublin Bay SACs/ pNHAs, it is concluded that no perceptible impact on water quality would occur. It can also be concluded that the cumulative or in-combination effects of effluent arising from the proposed development with that of other developments discharging to Ringsend WWTP will not be significant having regard to the size of the calculated discharge from the proposal.”

No in-combination effects are foreseen.

CONCLUSIONS

The proposed site is located in a busy urban environment 1 km from the nearest Natura 2000 site. Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. The River Liffey is 200m from the site and the site does not have a direct pathway to watercourses that could act as potential vectors for impact on Natura 2000 sites. There is no direct hydrological pathway from the proposed development site a Natura 2000 site. However, there is an indirect pathway to Dublin Bay and Natura 2000 sites via the surface water connection and foul water to Ringsend WWTP via the combined sewer. Foul and storm water from the development will be processed in the Ringsend Treatment works. As a result all discharges from the site will undergo treatment and dilution within the public sewer and treatment network.

In addition, as outlined in the AWN consulting Hydrological and Hydrogeological Qualitative Risk Assessment Report “There is no ‘direct’ Source-Pathway linkage between the proposed development site and open water (Dublin Bay). It is concluded that there is also no impact from the additional discharge from the proposed development through the combined public [foul and stormwater] sewer network which could result in any change to the current water regime (water quality or quantity).

Finally, and in line with good practice, appropriate and effective mitigation measures have been included in the construction design, management of construction programme and during the operational phase of the proposed development. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.”

No Natura 2000 sites are within the zone of influence of this development. Having taking 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 that 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. In addition, no in-combination effects are foreseen.

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 Natura 2000 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 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.

FINDING OF NO SIGNIFICANT EFFECTS REPORT

Details of project	Proposed development at Spencer Place Block 2, Spencer Dock D1.
Name and Location of the NATURA 2000 sites within 15km.	<p>South Dublin Bay SAC (indirect connection)</p> <p>North Dublin Bay SAC (indirect connection)</p> <p>Baldoyle Bay SAC</p> <p>Rockabill to Dalkey Island SAC</p> <p>Howth Head SAC</p> <p>Malahide Estuary</p> <p>Irelands Eye SAC</p> <p>Wicklow Mountains SAC</p> <p>Glenasmole Valley SAC</p> <p>South Dublin Bay and River Tolka Estuary SPA (indirect connection)</p> <p>North Bull Island SPA (indirect connection)</p> <p>Baldoyle Bay SPA</p> <p>Howth Head Coast SPA</p> <p>Dalkey Islands SPA</p> <p>Broadmeadow/Swords SPA</p> <p>Irelands Eye SPA</p> <p>Wicklow Mountains SPA</p>
Description of the Project	The proposed alterations are sought under Section 3(d) of the Planning and Development and Residential Tenancies Act 2016 as amended by the Planning and Development (Amendment) Act 2018 for alterations to previously permitted development , Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, but not limited to, an increase in the total number of residential units from 349 units to 464 units and a change of use from permitted aparthotel to shared accommodation comprising of 200 no. bedspaces (120 bedrooms).
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
The assessment of significant effects	
Describe how the project is likely to affect the NATURA 2000 site	Negligible 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	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data, field surveys of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taking into consideration the effluent discharge from the proposed development works, the findings of the AWN consulting Hydrological and Hydrogeological Qualitative Risk Assessment Report, 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 that 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 THE AA SCREENING ASSESSMENT

NPWS site synopses and Conservation objectives of sites within 10km and sites with a potential hydrological connection within 15km were examined. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road map and satellite imagery. A site visit was carried out including survey to determine if the site contained possible threats to a NATURA 2000 site.

REFERENCES

The following references were used in the preparation of this AA screening report.

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
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
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000; http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC; http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf
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