

Proposed Strategic Housing Development (SHD),  
Woodbrook (Phase 1), Co. Dublin  
Information for Screening for Appropriate  
Assessment

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# 1 Introduction and background

This document constitutes an Appropriate Assessment Screening Report. The purpose of the report is to provide the information required to assist An Bord Pleanála, the competent authority, to undertake a screening exercise for Appropriate Assessment (AA). This will determine the effects, if any, on European sites, also known as Natura 2000 Sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA), designated for nature conservation), of a proposed strategic housing development on lands at Woodbrook, Shanganagh, Co. Dublin.

A desk study review and site visits were undertaken and the potential impacts on European sites, both as a result of the proposed development and in-combination with other plans and projects, are appraised in this report.

The requirements for an Appropriate Assessment are set out under *Article 6 of the EU Habitats Directive (92/34/EEC)*, transposed into Irish law through the *European Communities (Birds and Natural Habitats) Regulations 2011-2015* and the *Planning and Development Act, 2000* (as amended).

Brady Shipman Martin was commissioned to prepare this report. The work was carried out by consultant ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 17 years of experience in ecological and environmental consultancy, across a wide range of sectors. He is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew recently completed an Advanced Diploma in Planning and Environmental Law, at King's Inns.

## 2 Methodology

### 2.1 Baseline data collection and field visits

A desk-based assessment was undertaken of the site at Woodbrook and the wider area. This focused on habitats and species that are listed as Qualifying Interests (QI) (in the case of SACs) and Special Conservation Interests (SCI) (in the case of SPAs) in the designations for European sites. A number of comprehensive ecological surveys have been undertaken at the site, including habitat, large mammal, over-wintering birds and bat surveys, undertaken by the author and other specialist ecological experts (Mr Brian Keeley MCIEEM, bat and large mammal ecologist, and Mr John Fox, ornithologist) between 1<sup>st</sup> February 2018 and 08<sup>th</sup> May 2019, with a final survey undertaken to inform this AA Screening report, carried out on 14<sup>th</sup> October 2019.

Key species (birds and mammals) present on the site were recorded during the surveys and an assessment of habitat suitability for European protected species and species with links to European sites was undertaken, in order to appraise the potential for *ex-situ* effects on European sites.

This report takes the following guidance documents into account:

- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities* (Department of Environment, Heritage and Local Government, 2010 revision);
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*. Circular NPWS 1/10 & PSSP 2/10;
- *Assessment of Plans and Projects Significantly Affecting European sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate-General, 2001);
- *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC*. Guidance issued by the European Commission (21<sup>st</sup> November 2018).

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Information was collated from the organisations and websites listed below:

- Data on European sites and rare and protected plant and animal species contained in the following databases:
  - The National Parks and Wildlife Service (NPWS) of the Department of Culture, Heritage and the Gaeltacht ([www.NPWS.ie](http://www.NPWS.ie));
  - The National Biodiversity Data Centre (NDBC) ([www.biodiversityireland.ie](http://www.biodiversityireland.ie));
  - BirdWatch Ireland ([www.birdwatchireland.ie](http://www.birdwatchireland.ie));
  - Bat Conservation Ireland ([www.batconservationireland.org](http://www.batconservationireland.org)).
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government (<http://www.myplan.ie/en/index.html>);
- Recent and historical OSi mapping and aerial photography, including [www.geohive.ie](http://www.geohive.ie);
- Photographs taken at the site;
- Information on local watercourses from [www.catchments.ie](http://www.catchments.ie);
- Information on water quality in the area ([www.epa.ie](http://www.epa.ie));
- Information on soils, geology and hydrogeology in the area ([www.gsi.ie](http://www.gsi.ie));
- Information on the Status of EU Protected Habitats and Species in Ireland (Article 17 report) (NPWS, August 2019);
- Third National Biodiversity Plan 2017 – 2021 (Department of Culture, Heritage and the Gaeltacht, 2017);
- Woodbrook – Shanganagh Local Area Plan 2017 – 2023, including the accompanying Appropriate Assessment Screening Statement;
- Dún Laoghaire – Rathdown County Development Plan 2016 – 2022, including the accompanying Natura Impact Report.

The report has regard to the following legislative instruments:

- Planning and Development, Act 2000, as amended;
- European Commission (EC) Habitats Directive 92/43/EEC;
- European Commission (EC) Birds Directive 2009/147/EC;
- European Communities (Birds and Natural Habitats) Regulations 2011-2015.

The report takes full account of the design of the proposed development and a detailed examination of all relevant elements of the proposal was undertaken. The following reports are also of relevance to this document:

- Woodbrook Phase 1 Engineering Report (Atkins, September 2019). This includes a Flood Risk Assessment for the proposed development site;
- Woodbrook Phase 1 Stormwater Impact Assessment Report (Atkins, September 2019);
- Woodbrook – Shanganagh Local Area Plan 2017 – 2023 Strategic Flood Risk Assessment (Dún Laoghaire-Rathdown County Council, 2017).

Given the amount of information available, including from the developer, NPWS and other sources, it has been possible to gather adequate information on the site and the adjacent area (in particular, the European sites), in order to make an informed, sound judgement as to the potential impacts of the proposed development on the qualifying interests of the European sites.

## 3 Screening for Appropriate Assessment

### 3.1 Background

The first part of the Appropriate Assessment process is the Screening phase. Screening identifies the likely effects of the proposed development on European sites that could arise, either alone or in combination with other plans or projects, and considers whether these impacts are likely to have a significant effect on the European site in view of the site's conservation objectives.

Following Screening, if there is a possibility of there being a significant effect on a European site, this will generate the need for an appropriate assessment for the purposes of Article 6(3) of the Habitats Directive. This means that if the conclusions at the end of the screening exercise are that significant effects on any European sites, as a result of the proposed development, either alone or in combination with other plans and projects, are likely, uncertain or unknown, then an Appropriate Assessment must be carried out. This is in accordance with established precedent and case law.

### 3.2 Potential zone of influence

For the risk of an adverse effect to occur there must be a 'source', such as a construction site; a 'receptor', such as a designated site for nature conservation; and a pathway between the source and the receptor, such as a watercourse that links the construction site to the designated site. Although there may be a risk of an impact it may not necessarily occur, and if it does occur, it may not be significant.

Identification of a risk means that there is a possibility of ecological or environmental damage occurring, with the level and significance of the impact depending upon the nature and exposure to the risk and the characteristics of the receptor.

There are no set recommended distances for projects to consider European sites as being relevant for assessment. Rather, NPWS (2010) recommends that *'the distance should be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects'*. As a general rule of thumb, it is often considered appropriate to include all European sites within 15km.

However, in some instances where there are hydrological connections a whole river catchment or a groundwater aquifer may need to be included. Similarly where bird flight paths are involved the impact may be on an SPA more than 15 km away. Taking this into account, as a starting point a search was carried out for all European sites within 15km of the site at Woodbrook. This search was then extended in order to ensure that all European sites with any potential links to the proposed development were accounted for in the study.

### 3.3 Study area and surrounding environment

#### 3.3.1 Site location and European sites

The proposed development site (see **Figures 1a** and **1b**) is located in South County Dublin, close to the Wicklow border. It forms Phase 1 of a larger masterplan for development at Woodbrook, and has a total area of approximately 21.9ha, including approximately 6.2ha to the east of the railway line and 1 ha for the purposes of providing a foul rising main connection to St. Anne's Park, Shankill.

The Woodbrook Residential Area comprises a number of fields, until recently in agricultural use (arable and grassland fields), bounded by mature hedgerows/tree lines. A section of Woodbrook Golf Club is also included (all/part of the existing second and third holes).

The Woodbrook Golf Development Area is an area located immediately east of the railway and comprises a small triangular area of scrub to the west of the existing seventh golf hole, and two grassland fields to the west of the

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existing eighth golf hole at Woodbrook Golf Club . This part of the Site is to be used for the provision of two new golf holes in replacement of those lost on the existing course west of the railway.

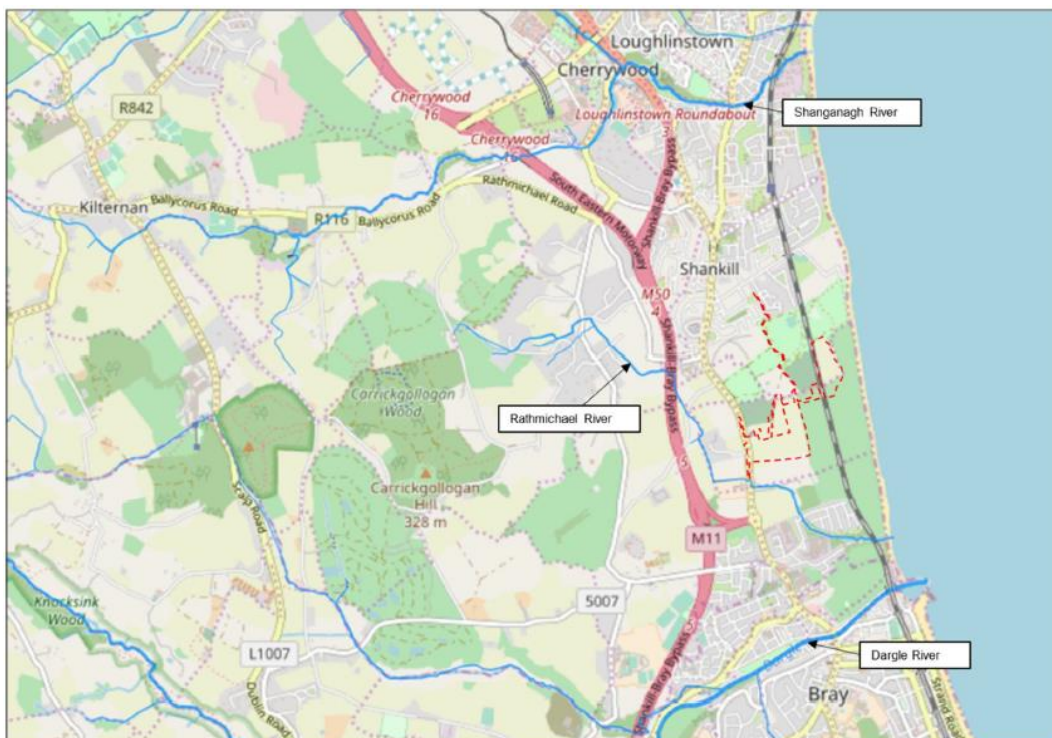
In addition, the study area includes a narrow band located on an existing path extending north through Shanganagh Park, for the purposes of providing the foul rising main connection to St. Anne’s Park, Shankill.

The site is bordered to the west by the R119 Dublin Road, to the north by Shanganagh Park and Shanganagh Cemetery, and to the south by the access road to Woodbrook Golf Club and a small block of woodland. Woodbrook Golf Course is located to the east of the site.

According to the EPA water features database<sup>1</sup>, the nearest watercourse is the Crinken/Woodbrook Stream (also known as the Rathmichael Stream. This minor (2<sup>nd</sup> order) stream is located to the west and south of the site and is within 150m of the south western corner of the site at its closest point. It rises approximately 3km upstream and 2.5km northwest of the site. This watercourse enters the Irish Sea approximately 1km downstream of the site at Bray Strand. It does not drain directly into any European sites – Bray Head SAC is approximately 2km to the south and Rockabill to Dalkey Island SAC is approximately 4km to the north. Two other watercourses, the Shanganagh River and the Dargle River pass within 2km of the site, however neither of these features have any hydraulic connectivity to the site.

There are no on-site streams, however a drainage ditch is located running south through the centre of the site, associated with a north-south field boundary (hedgerow/tree line). With the exception of occasional pockets of standing water after rainfall events his ditch has been dry on all site visits undertaken in 2018 and 2019.

Groundwater monitoring undertaken to inform the Water chapter of the EIA that accompanies the planning application noted that regional groundwater flow is expected to follow topography in a general easterly direction, towards the Irish Sea.



**Figure 1a:** Location of proposed development site at Woodbrook, Co. Dublin, showing watercourses in the vicinity (red line shows indicative site area – refer to planning application documentation for full details) (source: *OpenStreetMap*)

<sup>1</sup> <https://gis.epa.ie/EPAMaps/>

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**Figure 1b:** Application Site outlined and shaded in red line (source: google maps)

There are 15 European sites located within a 15km radius of the centre of the proposed development (see Figure 2). These are:

- Special Areas of Conservation (SAC):
  - Ballyman Glen SAC (site code 000713), c.2.6km to the south west;



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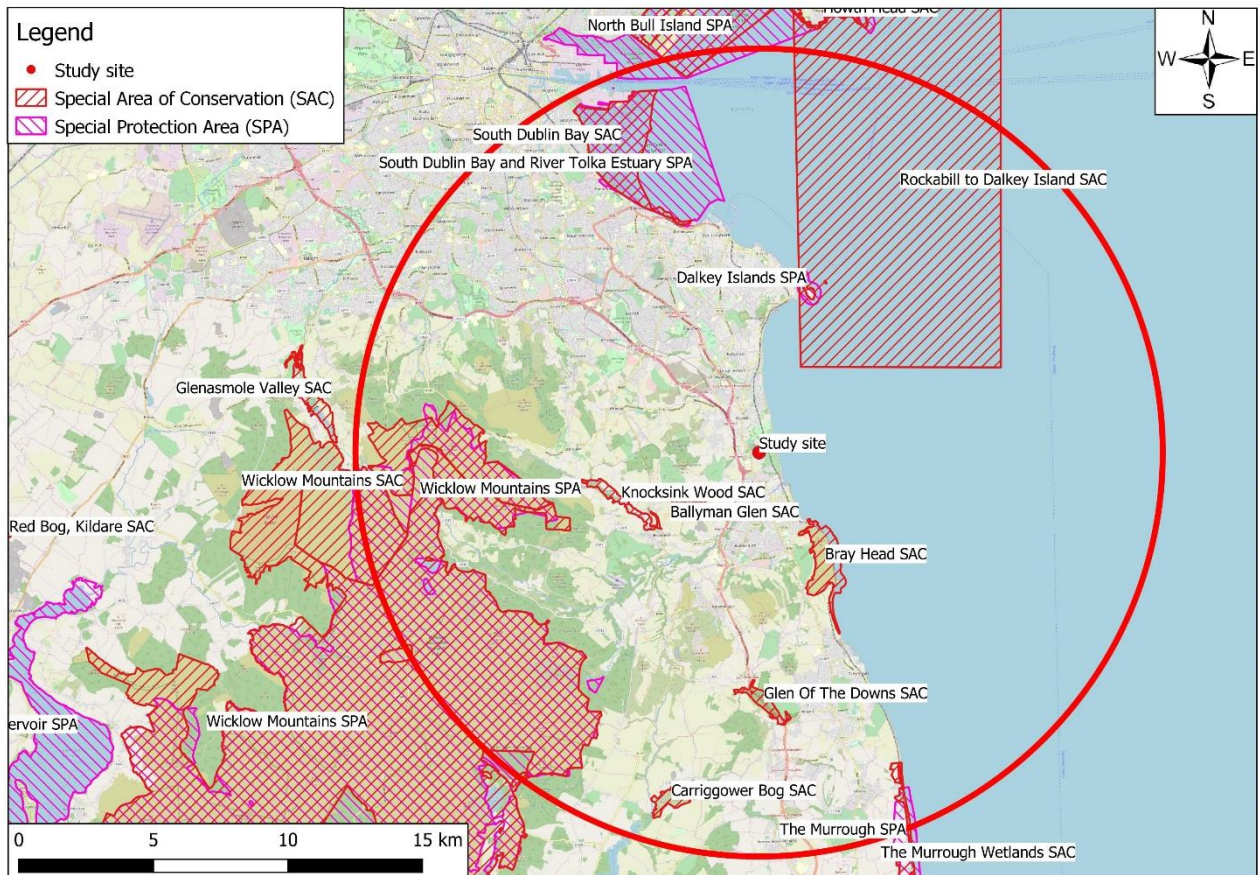
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- Bray Head SAC (site code 000714), c.3.1km to the south east;
- Rockabill to Dalkey Island SAC (Site code 003000), c.3.5km to the north east;
- Knocksink Wood SAC (site code 000725) c.4.5km to the south west;
- Wicklow Mountains SAC (site code 002122), c.7.4km to the west;
- Glen of the Downs SAC (site code 000719), c.8.4km to the south;
- South Dublin Bay SAC (site code 000210), 8.9km to the north;
- The Murrough Wetlands SAC (site code 002249), c.12.5km to the south;
- Carriggower Bog SAC (site code 000716), c.12.6km to the south west;
- North Dublin Bay SAC (site code 000206), c.14.2km to the north;
- **Special Protection Areas (SPA):**
  - Dalkey Islands SPA (site code 004172), c.5.8km to the north east;
  - Wicklow Mountains SPA (site code 004040), c.7.9km to the west;
  - South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.8.8km to the north;
  - The Murrough SPA (site code 004186), c.13.5km to the south;
  - North Bull Island SPA (site code 004006), c.14.2km to the north.

In addition there are ten European sites between 15km and 25km from the site:

- Glenasmole Valley SAC (site code 001209), c.15.7km to the west;
- Howth Head SAC (site code 000202), c.15.9km to the north;
- Baldoyle Bay SAC (site code 000199), c.19.1km to the north;
- Ireland's Eye SAC (site code 002193), c.20.3km to the north;
- Malahide Estuary SAC (site code 000205), c.23.9km to the north;
- Howth Head Coast SPA (site code 004113), c.16.1km to the north;
- Baldoyle Bay SPA (site code 004016), c.19.2km to the north;
- Ireland's Eye SPA (site code 004117), c.19.9km to the north;
- Malahide Estuary SPA (site code 004025), c. 19.5km to the north;
- Poulaphouca Reservoir SPA (site code 004063), c.24.9m to the south west.

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**Figure 2:** Study site at Woodbrook showing European sites, with a 15km radius around the site (Source: OpenStreetMap)

### 3.3.2 Other designated areas (other than European sites)

The nearest sites designated for nature conservation that are not already also listed as European sites are Loughlinstown Woods proposed Natural Heritage Area (pNHA) (site code 001211, c.2.6km to the north), Dalkey Coastal Zone and Killiney Hill pNHA (site code 001206, c.3.0km to the north), Dargle River Valley pNHA (001754, c.4.0km to the south west), Dingle Glen pNHA (site code 001207, c.4.6km to the north west, and Powerscourt Woodland pNHA (site code 001768, c.4.9km to the south west).

These sites are included in this report in order to appraise their potential to act in support of the European sites, for example by acting as stepping stones or feeding areas for species moving between the European sites.

## 4 Description of the proposed development

The proposed development will comprise a residential-led development comprising 685 residential units (207 houses, 48 duplexes & 430 apartments) and a crèche facility (429m<sup>2</sup>) in buildings ranging from 2 to 8 storeys. The proposed development also includes the provision of 2 replacement golf holes for Woodbrook Golf Club, a 164 space temporary car park adjacent to the future Woodbrook Dart Station and all associated landscaping and site development works. Sustainable urban Drainage System (SuDS) infrastructure and wastewater infrastructure will also be provided.

A detailed description of the development is included in the Architectural Design Statement associated with this application.

## 5 Links to European sites, including cumulative effects

### 5.1 Ecological appraisal of the site

The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora Protection Order, 2015* or the *EU Habitats Directive*, are known to occur within the site. None were recorded during any of the site visits undertaken to date.

A badger sett is located within a hedgerow/patch of scrub in the northern part of the site. Following a period of monitoring undertaken in late 2018/early 2019 (including with a passive infrared camera) it was confirmed that the sett is an active 'main' sett, likely used by breeding badgers.

Three species of bat were recorded during the course of the dedicated bat surveys, however no bat species were noted to be roosting anywhere within the site.

No light-bellied Brent geese were recorded over the course of the wintering bird surveys. A single lapwing was observed foraging on the lands and during the last visit on 1<sup>st</sup> March 2019 a flock of 25 curlew was observed, however no other water birds were observed on the lands during these or any of the other visits. The Winter Birds Study (included as Appendix 5.2.2 of the Biodiversity chapter of the EIAR) concludes that the development lands in their current state are not suitable for grazing Light-bellied Geese. Their unsuitability is due to the nature of the habitats present within the lands. That is primarily, stubble and unmaintained improved grassland. Small numbers of water birds do use the development lands on occasion. Two species were identified Curlew and Lapwing both of which are Red listed as species of highest concern by Birdwatch Ireland (BWI 2018). However their numbers and frequency of occurrence on the lands was low and neither of the water bird species found on the lands are included in the bird species lists for which the nearby SPAs get their designations.

No evidence of any other protected animal species such as amphibians (smooth newt or common frog), reptiles (common lizard) or hedgehogs, or rare or protected plants, was recorded during the surveys carried out.

Overall, the site at Woodbrook, which includes mature hedgerows/tree lines and a 'main' badger sett, has local importance (higher value) in accordance with the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (NRA/TII, 2009 (Rev. 2)).

### 5.2 European sites and habitats with links to European sites

No evidence of any habitats or species with links to the relevant European sites was recorded during either the field surveys or desk study undertaken and no 'reservoir' type habitats are present. There will be no loss of any habitat or species listed as a Qualifying Interest or Special Conservation Interest of any designated site as a consequence of the works. There is, therefore, no potential for the cumulative effects of habitat loss or fragmentation to occur. There will be no significant effects on the European sites as a result of:

- Impacts to habitat structure;
- Mortality to species (such as roadkill);
- Noise pollution/vibration impacts;
- Light pollution;
- Air pollution.

### 5.2.1 Potential impacts during Construction

All site clearance and construction activities pose a potential risk to watercourses as **surface water** arising at the Woodbrook site may contain contaminants. The main contaminants arising from construction activities may include suspended solids, hydrocarbons and concrete/cement products. If not properly managed, such pollutants could pose a temporary risk to surface water quality in the local surface water network during construction.

In addition, there is the potential for temporary impacts on groundwater quality via construction activities, particularly during excavations. According to the Water chapter of the EIA, the groundwater vulnerability beneath the general vicinity of the proposed development, is classified as 'High' indicating that bedrock is expected to be relatively shallow in the vicinity (within approximately 3m to 10m), and accordingly would be vulnerable to potential contamination.

The nearest watercourse, the Crinken/Woodbrook (Rathmichael) stream, does not drain directly into any European sites – Bray Head SAC is approximately 2km to the south of the outfall and Rockabill to Dalkey Island SAC is approximately 4km to the north. Nevertheless a potential (albeit theoretical) surface water pathway exists between the proposed development site and coastal European sites. This pathway is via the local surface water drainage network and the open sea.

Despite the presence of a potential pathway, the risk of contamination of any watercourses is low, and even in the event of a pollution incident significant enough to impact upon surface water or ground water quality locally, it is reasonable to assume that **this would not be perceptible in the offshore European sites**, for the following reasons:

- The distance to the European sites, coupled with the fact that watercourses in the wider vicinity of the site, in particular the Crinken/Woodbrook Stream (which itself at a significant remove from the site), do not discharge directly to any European site (these watercourses enter the sea at a point to the south of Woodbrook Golf Club on Bray Strand, a minimum of 2km from the nearest site – Rockabill to Dalkey Island SAC);
- The fact that a significant level of dilution and mixing of surface and sea water would occur prior to any potentially contaminated water reaching any European site.

**No construction-related impacts, on European sites or otherwise (including both undesignated sites and pNHAs), are envisaged as a result of the proposed development or the replacement golf holes.**

### 5.2.2 Potential impacts during operation

The proposed **surface water drainage** system has been designed to incorporate multiple SuDS features across each of the catchment areas within the Woodbrook Residential Area. Storm water from each catchment will pass through various SuDS and an attenuation system prior to discharge at Qbar greenfield run-off rates. The restricted discharge from the proposed site will be conveyed via a new surface water sewer on the Dublin Road before discharge to the Crinken/Woodbrook Stream (Rathmichael River) immediately south of the site.

The SuDS techniques to be applied within the development include the following;

- Swales to be used within the site as conveyance systems for storm water runoff from sections of road, footpaths and shared surfaces;
- Permeable paving to be used in light traffic areas (to the front of residential units, courtyards and car parks);
- Extensive green roof (sedum roof) and intensive green courtyards will be provided on suitable buildings in accordance with Dún Laoghaire Rathdown County Development Plan, 2016 – 2022 and Woodbrook – Shanganagh LAP. The green roofs / courtyards will provide reduced peak flow rates, attenuation, evaporation and improved water quality;

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- Underground modular systems to be used within public green corridors / park areas to allow for storm water attenuation (designed for up to a 1 in 100-year event). The modular systems will also allow for infiltration to ground where suitable;
- Filter drains (only roof run-off from the rear of each residential unit will discharge into the filter drains);
- Vortex flow control devices will be used throughout the site to allow for storm water control and reduce peak runoff.

In keeping with the Woodbrook – Shanganagh LAP requirements, run-off will pass through at least one level of treatment where possible using a SuDS component prior to the final levels of treatment in the public realm areas. Based on the proposed storm water drainage design, there will be no impact to surface water flows in the Crinken/Woodbrook Stream (Rathmichael River).

Storm water from the replacement golf holes will similarly include the SuDS treatment train, to improve water quality, reduce run off, and to ensure no downstream flooding occurs when discharging into the existing water course. It is proposed to discharge the system into an existing ditch in the southern corner of the lands. As the proposed system is being attenuated and discharge has been limited to the equivalent Greenfield run-off rate it is not anticipated that the discharge would cause any increased flood risk to the receiving drainage ditch.

**There will be no operational phase impacts related to surface or ground water, on European sites or otherwise, as a result of the proposed residential development or the replacement golf holes.**

A **Flood Risk Assessment (FRA)** has been prepared by Atkins to accompany the application. The FRA concluded the following:

- There is no historic risk of flooding at the site;
- The OPW CFRAM flood extent maps studies have not been carried out in the area of the site and therefore do not show any flood risk at the site. On this basis the site could be considered to be located within Zone C - low probability of flooding;
- Given that the proposed development site is located in Zone C - low probability of flooding, the development is thus appropriate from a flood risk perspective, subject to consideration of potential sources of flood hazard other than river flooding, and subject to the development meeting the normal range of proper planning and sustainable development requirements;
- Given that the proposed development is located in Zone C and has been shown to be appropriate development, consideration of the Justification Test is not required;
- The proposed development is not at risk of flooding from a 1% AEP (1 in 100 year) event;
- Surface water runoff will be managed through the use of appropriate Sustainable urban Drainage Systems (SuDS);
- Residual risks from more extreme events have been considered and it is concluded that these will not affect the site. The PFRA predicted flood map indicates the south-western corner of the proposed development site to be within the 1 in 100-year fluvial floodplain from the Crinken/Woodbrook Stream (Rathmichael River). However, it should be noted that the predicted flood extents are based on low resolution data and are intended to be indicative only. The Eastern CFRAM and DLR SFRA provide further detailed predicted flood maps for the Rathmichael River. Both detailed flood maps show the proposed development site to be outside the potential 1 in 100 year / 1% AEP and 1 in 1000 year / 0.1% AEP floodplain. Hence this flood study is not required to proceed to “Step 2 – Scoping Assessment”. The residual risk of flooding arising from or to the proposed development is therefore considered to be negligible and does not warrant further evaluation as part of this impact assessment.

**There will be no operational phase impacts related to flooding, on European sites or otherwise, as a result of the proposed development or the replacement golf holes.**

**Foul drainage services** will be provided and all wastewater will discharge via gravity to a proposed wastewater pumping station in the southern part of the site, where it will be pumped via the proposed rising main and discharge on a temporary basis into St. Anne's Park housing development. Ultimately foul water from the development will be pumped directly to Shanganagh Bray Wastewater Treatment Plant (WWTP) located approximately 1.5km north of the proposed development in Shankill. Irish Water (IW) has confirmed that the existing foul network has sufficient capacity to meet the combined wastewater discharge volumes of approximately 283m<sup>3</sup>/ day from the proposed residential development, including the proposed crèche, once operational. The proposed onsite waste water pumping station will have capacity for 24-hour emergency storage with an emergency overflow discharge point to the storm drainage network.

IW issued a confirmation of feasibility (COF) letter on the 16<sup>th</sup> of July 2018 which stated that *"based upon the details you have provided with your pre-connection enquiry and on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place and the conditions listed below, your proposed connection to the Irish Water network can be facilitated"*. The COF letter is included as Appendix D of the accompanying Engineering Report prepared by Atkins. In addition, IW issued a Statement of Design Acceptance (2<sup>nd</sup> October 2019) which states that *"Irish Water has no objection to [the] proposals"* (see Appendix G of the Engineering Report).

It is noted that there are no foul water drainage requirements associated with the two proposed new golf holes. The new golf holes will not increase the foul loading from the existing golf course club house as they are replacing two existing golf holes.

As stated, foul sewage will be piped to Shanganagh Wastewater Treatment Works for treatment and ultimate discharge to the Irish Sea, which, according to information (coastal water quality data) provided by the EPA (<https://gis.epa.ie/EPAMaps/>), is classified as unpolluted.

According to Section 3.3 (Sustainable Infrastructure) of the Woodbrook Shanganagh LAP 2017-2023 document,

*"Since the original 2006 LAP was adopted, the 'Shanganagh Bray Main Drainage Scheme' and upgrading of Shanganagh Treatment Plant have been completed. The Shanganagh Drainage Scheme was commissioned and became operational in 2012. Since completion of the project, the Waste Water Treatment Plant (WWTP) is operating at less than two-thirds capacity. There is therefore significant treatment capacity available to serve future developments within the Plan Area.*

*Dún Laoghaire-Rathdown County Council has actively engaged with Irish Water over the last two years in relation to advancing water and drainage infrastructure schemes to unlock the southern part of the County. Irish Water has indicated that the Plan Area forms part of the 'Old-Conna-Woodbrook Water Supply and Sewerage Scheme' – identified in the IW Capital Investment Programme (2017-2021) – and it will be prioritised in order to deliver the latent development potential of the area.*

*The Plan Area benefits from the existence of, and immediate proximity to, the Shanganagh Recycling Centre. This centre is one of three provided within the County, and is operated and managed in accordance with the provisions and obligations of the Eastern and Midlands Waste Management Plan 2015- 2021."*

Shanganagh Wastewater Treatment Works has been upgraded as part of the Shanganagh Bray Wastewater Project, to cater for existing and all projected future catchment development flows. It has the capacity to treat effluent from 186,000 population equivalent with the potential to increase capacity to 248,000 in the future.

The capacity available at Shanganagh Wastewater Treatment Works is sufficient to accommodate the inflow arising from the proposed development at Woodbrook, as well as other developments in the area and it will therefore be possible to maintain the unpolluted status of the coastal waters.

## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

There will be no operational phase impacts related to foul water management, on European sites or otherwise, as a result of the proposed development or the replacement golf holes.

Full details of the potential impacts of the proposed development on European sites are presented in **Table 1**.

## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

**Table 1** lists relevant European sites and outlines their reasons for designation

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
Ballyman Glen SAC (site code 000713), c.2.6km to the south west	<p>7220 Petrifying springs with tufa formation (Cratoneurion)* 7230 Alkaline fens</p> <p>According to this SAC’s site Conservation Objectives document (Version 1, dated 17<sup>th</sup> July 2019), for each of the listed QIs, the Conservation Objective is to restore the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p>	<p>No.</p> <p>The qualifying interests of this site are sensitive to changes to water quality and changes to water table levels. However there is no hydrological link or any other pathway between the proposed development site and this SAC.</p> <p>Furthermore there will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the proposed development.</p>
Bray Head SAC (site code 000714), c.3.1km to the south east	<p>1230 Vegetated sea cliffs of the Atlantic and Baltic Coasts 4030 European dry heaths</p> <p>According to this SAC’s site Conservation Objectives document (Version 1, dated 11<sup>th</sup> April 2017), for each of the listed QIs, the Conservation Objective is 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>No.</p> <p>No significant effects on water quality, and therefore on the site’s QIs, are predicted. Surface water arising during the construction of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground and surface water drainage network and from there, eventually, via the Crinken/Woodbrook Stream, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature, scale, and location of the proposed development. Even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in Bray Head SAC.</p> <p>There is significant separation between the proposed development site and the European site – the proposed development site is over 3km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>





## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

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European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
<p>Rockabill to Dalkey Island SAC (site code 003000), c.3.5km to the north east</p>	<p>1170 Reefs 1351 Harbour Porpoise (<i>Phocoena phocoena</i>)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 7<sup>th</sup> May 2013), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat and the Annex II species for which the SAC has been selected.</p>	<p>No.</p> <p>Disturbance to harbour porpoise is not considered to be remotely likely as a result of the proposed development, which is 300m inland and separated by 3km of open sea from the European site.</p> <p>Furthermore, no significant effects on water quality, and therefore on the site's QIs (reefs and harbour porpoise), are predicted.</p> <p>Surface water arising during the construction of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground and surface water drainage network and from there, eventually, via the Crinken/Woodbrook Stream, to the sea.</p> <p>However, there would be no significant effects on the conservation objectives of the European site should this occur, given the nature, scale, and location of the proposed development. Even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in Rockabill to Dalkey Island SAC. This is due to the separation between the proposed development site and the European site (5km straight line distance between the mouth of the River, just to the north of Bray Harbour)) and the fact that a significant level of dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>Knocksink Wood SAC (site code 000725), c.4.5km to the south west</p>	<p>7220 Petrifying springs with tufa formation (Cratoneurion) 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)</p> <p>According to this SAC's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p>



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### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>	
<p>Wicklow Mountains SAC (site code 002122), c.7.4km to the west</p>	<p>3110 Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)            3160 Natural dystrophic lakes and ponds            4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>            4030 European dry heaths            4060 Alpine and Boreal heaths            6130 Calaminarian grasslands of the <i>Violetalia calaminariae</i>            6230 Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)            7130 Blanket bogs (* if active bog)            8110 Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>)            8210 Calcareous rocky slopes with chasmophytic vegetation            8220 Siliceous rocky slopes with chasmophytic vegetation            91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles            1355 <i>Lutra lutra</i> (Otter)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 31<sup>st</sup> July 2017), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat and the Annex II species for which the SAC has been selected.</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p>
<p>Glen of the Downs SAC (site code 000719), c.8.4km to the south</p>	<p>91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>According to this SAC's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed QIs, the Conservation Objective is 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>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p>
<p>South Dublin Bay SAC (site code 000210), c.8.9km to the north</p>	<p>1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>The following habitats are listed as Qualifying Interests on the NPWS website, but are not included in the Conservation Objectives document:</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or</p>



## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>(1210 Annual vegetation of drift lines 1310 Salicornia and other annuals colonising mud and sand 2110 Embryonic shifting dunes)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 22<sup>nd</sup> August 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>disturbance to, the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>The Murrrough Wetlands SAC (site code 002249), c.12.5km to the south</p>	<p>1210 Annual vegetation of drift lines 1220 Perennial vegetation of stony banks 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) 1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 7210 Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>* 7230 Alkaline fens</p> <p>According to this SAC's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed QIs, the Conservation Objective is 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>No.</p> <p>No significant effects on water quality, and therefore on the site's QIs, are predicted. Surface water arising during the construction of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground and surface water drainage network and from there, eventually, via the Crinken/Woodbrook Stream, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature, scale, and location of the proposed development. Even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in Bray Head SAC.</p> <p>Further, there is significant separation between the proposed development site and the European site – the proposed development site is over 12km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>Carriggower Bog SAC (site code 000716),</p>	<p>7140 Transition mires and quaking bogs</p>	<p>No.</p>



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### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
c.12.6km to the south west	<p>According to this SAC's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed QIs, the Conservation Objective is 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>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p>
<p>North Dublin Bay SAC (site code 000206), c.14.2km to the north</p>	<p>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 maritimae</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 (grey dunes)*                      2190 Humid dune slacks                      1395 Petalwort (<i>Petalophyllum ralfsii</i>)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 06<sup>th</sup> November 2013), for each of the listed QIs, the Conservation Objective is 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>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SAC. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>Dalkey Islands SPA (site code 004172), c.5.8km to the north east</p>	<p>A192 Roseate Tern (<i>Sterna dougallii</i>)                      A193 Common Tern (<i>Sterna hirundo</i>)                      A194 Arctic Tern (<i>Sterna paradisaea</i>)</p> <p>According to this SPA's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species for which the SPA has been selected.</p>	<p>No.</p> <p>The species of tern for which the SPA is designated are sensitive to direct disturbance due to noise and anthropogenic activity. However, such disturbance is not considered to be remotely likely as a result of the proposed development, which is 300m inland and separated by 5km of open sea from the European site.</p> <p>No significant effects on water quality, and therefore on the site's SCIs, are predicted. Surface water arising during the construction of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the surface water drainage network and from there, eventually, via the Crinken/Woodbrook Stream, to the sea.</p>



## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
		<p>However, there would be no significant effects on the conservation objectives of the European site should this occur, given the nature, scale, and location of the proposed development. Even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in Dalkey Islands SPA. This is due to the significant separation between the proposed development site and the European site and the fact that a significant level of dilution and mixing of surface and sea water would occur.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>Wicklow Mountains SPA (site code 004004), c.7.9km to the west</p>	<p>A098 Merlin (<i>Falco columbarius</i>) A103 Peregrine (<i>Falco peregrinus</i>)</p> <p>According to this SPA's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species for which the SPA has been selected.</p>	<p>No.</p> <p>The species (birds of prey) for which the SPA is designated are potentially sensitive to direct disturbance due to noise and anthropogenic activity.</p> <p>However, such disturbance is not considered to be remotely likely as a result of the proposed development, which is almost 8km from the European site and not connected to it in any way.</p>
<p>South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.8.8km to the north</p>	<p>A144 Sanderling (<i>Calidris alba</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A149 Dunlin (<i>Calidris alpina</i>) A162 Redshank (<i>Tringa totanus</i>) A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) A143 Knot (<i>Calidris canutus</i>) A192 Roseate Tern (<i>Sterna dougallii</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A194 Arctic Tern (<i>Sterna paradisaea</i>) A193 Common Tern (<i>Sterna hirundo</i>) A137 Ringed Plover (<i>Charadrius hiaticula</i>) Wetlands</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SPA. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>

## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>According to this SPA's site Conservation Objectives document (Version 1, dated 9<sup>th</sup> March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	
<p>The Murrrough SPA (site code 004186), c.13.5km to the south</p>	<p>A001 Red-throated Diver (<i>Gavia stellata</i>)                      A043 Greylag Goose (<i>Anser anser</i>)                      A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)                      A050 Wigeon (<i>Anas penelope</i>)                      A052 Teal (<i>Anas crecca</i>)                      A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>)                      A184 Herring Gull (<i>Larus argentatus</i>)                      A195 Little Tern (<i>Sterna albifrons</i>)                      A999 Wetland and Waterbirds</p> <p>According to this SPA's Generic Conservation Objectives document (Version 6 dated 21<sup>st</sup> February 2018), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species and the wetland habitat for which the SPA has been selected.</p>	<p>No.</p> <p>No significant effects on water quality, and therefore on the site's SCIs, are predicted. Surface water arising during the construction of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the surface water drainage network and from there, eventually, via the Crinken/Woodbrook Stream, to the sea.</p> <p>However, there would be no significant effects on the conservation objectives of the European site should this occur, given the nature, scale, and location of the proposed development. Even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in The Murrrough Wetlands SPA. This is due to the significant separation between the proposed development site and the European site (11km straight line distance between the mouth of the River, just to the north of Bray Harbour)) and the fact that a significant level of dilution and mixing of surface and sea water would occur.</p> <p>Furthermore there will be no loss of habitat or species, or disturbance to the special conservation interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>
<p>North Bull Island SPA (site code 004006), c.14.2km to the north</p>	<p>A160 Curlew (<i>Numenius arquata</i>)                      A149 Dunlin (<i>Calidris alpina</i>)                      A157 Bar-tailed Godwit (<i>Limosa lapponica</i>)                      A162 Redshank (<i>Tringa totanus</i>)                      A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the proposed development site and this SPA. Furthermore there will be no loss of, or</p>

## Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin

### Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 22 <sup>nd</sup> August 2019) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>A144 Sanderling (<i>Calidris alba</i>)                      A156 Black-tailed Godwit (<i>Limosa limosa</i>)                      A143 Knot (<i>Calidris canutus</i>)                      A169 Turnstone (<i>Arenaria interpres</i>)                      A054 Pintail (<i>Anas acuta</i>)                      A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)                      A048 Shelduck (<i>Tadorna tadorna</i>)                      A052 Teal (<i>Anas crecca</i>)                      A141 Grey Plover (<i>Pluvialis squatarola</i>)                      A056 Shoveler (<i>Anas clypeata</i>)                      A130 Oystercatcher (<i>Haematopus ostralegus</i>)                      A140 Golden Plover (<i>Pluvialis apricaria</i>)                      Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9<sup>th</sup> March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>disturbance to, the qualifying interests of this site as a result of the proposed development.</p> <p>In addition, no operational impacts on this European site related to foul water management are envisaged as a result of the proposed development. Shanganagh Wastewater Treatment Plant, which discharges treated water to the sea approximately 2km offshore and is operating satisfactorily has adequate capacity to cater with the proposed development (see Section 5.2.2).</p>

\*For completeness, this table includes all sites within 15km of the site, however, as confirmed in Section 5.1, only the offshore sites are linked in any way to the proposed development site. None of the other listed sites, and no sites further afield, are remotely linked to the proposed development site, by virtue of distance, lack of a pathway and the reasons for their designation.



## 6 Other issues

No invasive plant species (*i.e.* those species listed on Schedule 3 of the *Birds and Habitats Regulations, 2011-2015*, such as Japanese knotweed or giant hogweed) were identified on site.

Additionally, for the reasons outlined in this report for the European sites, no impacts on any other designated sites including proposed Natural Heritage Areas, are likely.

## 7 Mitigation specific to European sites

In relation to European sites, there will be no impacts as a result of the proposed development. Therefore no mitigation is necessary or proposed for the protection of European sites.

## 8 In-combination effects

It is a requirement of the *Birds and Natural Habitats Regulations, 2011-2015* that when considering whether a plan or project will adversely affect the integrity of a European site the assessment must take into account in-combination effects with other current or reasonably foreseeable plans and projects.

- If it can be clearly demonstrated that the plan or project will not result in any effects at all that are relevant to the integrity of a European site then the plan or project should proceed without considering the in-combination test, further;
- If there are identified effects arising from the plan or project even if they are perceived as minor and not likely to have a significant effect on the integrity of a European site alone, then these effects must be considered 'in-combination' with the effects arising from other plans and projects.

The Dún Laoghaire-Rathdown County Development Plan 2016-2022 contains a number of objectives intended to protect and enhance the natural environment, while encouraging development in appropriate areas. In addition the Development Plan includes policies for the protection of the county's flood plains, to prevent development in flood plains without satisfying the appropriate justification test and to require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving in order to reduce the potential impact of existing and predicted flooding risks.

According to the Flood Risk Assessment prepared for the proposed development by Atkins the proposed development is located in Flood Zone C, where the probability of flooding from rivers and the sea is low. The proposed development is deemed Appropriate in accordance with the OPW flood guidelines and is in compliance with all of the relevant Plan objectives.

The project is similarly in full compliance with the Woodbrook – Shanganagh Local Area Plan 2017 – 2023, in particular Section 3.6 (Open Space, Recreation & Green Infrastructure).

As appraised in this report the proposed development will not have any significant effects on any European sites. As such it can be concluded that the development either on its own or in-combination with other developments will have no impact on the European sites.

## 9 Screening conclusion

This report concludes on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any likely significant impact on any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives. Based on these conclusions a Stage 2 Natura Impact Statement is not required for the proposed development.

As such no mitigation measures are required for the protection of any European sites.



**Proposed Strategic Housing Development (SHD), Woodbrook (Phase 1), Co. Dublin**  
**Information for Screening for Appropriate Assessment**

It is considered that this report provides sufficient relevant information to allow the Competent Authority (An Bord Pleanála) to carry out an AA Screening, and reach a determination that the proposed development will not have any likely significant effects on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives.

## Appendix I: Background

The European<sup>2</sup> network is a Europe-wide network of ecologically important sites (SPAs and cSACs – also known as ‘European Sites’ or ‘Natura 2000 sites’) that have been designated for protection under either the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) or the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna).

The main aim of the Habitats Directive is “to contribute towards ensuring biodiversity through the conservation of natural habitats of wild fauna and flora in the European territory of the Member States to which the treaty applies”. Any actions taken must be designed to “maintain or restore, at a favourable conservation status, natural habitats and species of wild fauna and flora of Community interest”. Under Article 6 of the Habitats Directive, an assessment is required where a plan or project may give rise to significant effects upon a European site.

In addition, it is a matter of law that candidate SACs (cSACs) and Sites of Community Importance (SCI) are considered in this process;

Article 6 (paragraphs (3) and (4)) of the Habitats Directive states that:

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

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

The requirements of the Habitats Directive are transposed into Irish law by means of the *European Communities (Birds and Natural Habitats) Regulations 2011* (hereafter referred to as the *Birds and Habitats Regulations*)<sup>3</sup> and by the *Planning and Development Act 2000*, as amended.

In Ireland, the statutory agency responsible for the designated areas is NPWS.

### Stages in the assessment

European Commission guidance (2001)<sup>4</sup> sets out the principles on how to undertake decision making in applying the Habitats Directive. The requirements of the Habitats Directive comprise four distinct stages:

**Stage 1: Screening** is the process which initially identifies the likely significant effects upon a European site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts may be significant. It is important to note that the burden of evidence is to show, on the basis of objective information, that there will be no significant effect; if the effect may be significant, or is not known, that would trigger the need for an Appropriate Assessment. There is European Court of Justice case law to the effect that unless the likelihood of a significant effect can be ruled out on the basis of objective information, then an Appropriate Assessment must be made.

**Stage 2: Appropriate Assessment** is the detailed consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site’s

<sup>2</sup> The EU Habitats Directive, Article 3.1, states “A Coherent European ecological network of Special Areas of Conservation and Special Protection Areas pursuant to Directive 79/409/EEC shall be set up under the title European”

<sup>3</sup> SI No. 477 of 2011

<sup>4</sup> European Commission (2001) *Assessment of Plans and Projects Significantly Affecting European Sites: Methodological Guidance on the Provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC*

conservation objectives and its structure and function. This is to determine with scientific certainty whether or not there will be adverse effects on the integrity of the site in light of its conservation objectives. This stage also includes the development of mitigation measures to avoid or reduce any possible impacts.

**Stage 3: Assessment of alternative solutions** is the process which examines alternative ways of achieving the objectives of the project or plan that would avoid impacts on the integrity of the European site, should avoidance or mitigation measures be unable to cancel out adverse effects.

**Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain.** At Stage 4 an assessment is made with regard to whether or not the development is necessary for imperative reasons of overriding public interest (IROPI) and, if so, of the compensatory measures needed to maintain the overall coherence of the European network.

## Conservation Objectives of European sites

The conservation objectives for a European Site are intended to represent the aims of the Habitats and Birds Directives in relation to that site. To this end, habitats and species of European Community importance should be maintained or restored to 'favourable conservation status' (FCS), as defined in Article 1 of the Habitats Directive below:

The conservation status of a natural habitat will be taken as 'favourable' when:

- Its natural range and the area it covers within that range are stable or increasing;
- The specific structure and functions which are necessary for its long term maintenance exist and are likely to continue to exist for the foreseeable future;
- Conservation status of typical species is favourable as defined in Article 1(i).

The conservation status of a species will be taken as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future;
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Guidance from the European Commission<sup>5</sup> indicates that the Habitats Directive intends FCS to be applied at the level of an individual site, as well as to habitats and species across their European range. Therefore, in order to properly express the aims of the Habitats Directive for an individual site, the conservation objectives for a site are essentially to maintain (or restore) the habitats and species of the site at (or to) FCS.

The European Commission guidance recommends that screening should fulfil the following steps:

1. Determine whether the plan (or policy) is directly connected with or necessary for the management of European sites;
2. Describe the plan and describe and characterise any other plans or projects which, in combination, have the potential for having significant effects on European sites;
3. Identify the potential effects on European sites;
4. Assess the likely significance of any effects on European sites.

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<sup>5</sup> Managing European sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC. (European Commission 2000)

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