

SDRA 12 – Masterplan for Player Wills, Dublin
City Council and Bailey Gibson Lands
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 Dublin City Council, the competent authority, to undertake a screening exercise for Appropriate Assessment (AA). This will assess the potential for the SDRA 12 Player Wills, Dublin City Council and Bailey Gibson Masterplan to impact on European sites, also known as Natura 2000 Sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA), designated for nature conservation).

The AA Screening Determination, issued by Dublin City Council, accompanies this AA Screening Report (Refer to Appendix II).

The lands covered by the Masterplan were designated as a Strategic Development and Regeneration Area (SDRA 12 – St. Teresa’s Gardens) in the Dublin City Development Plan 2016-2022. A Development Framework for St. Teresa’s Gardens and Environs, upon which the Masterplan is based, was adopted by Dublin City Council in June 2017.

A comprehensive desk study review and site visits were undertaken and the potential impacts on European sites, both as a result of the proposed Masterplan 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 Union (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 on behalf of Dublin City Council and Hines APG. The work was carried out by Senior 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 has also 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 entire SDRA 12 area, including the separate Bailey Gibson and Player Wills proposed development sites, as well as the Dublin City Council-owned lands (Boys Brigade and St Teresa’s Gardens) 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.

Ecological surveys were undertaken at the site, including habitat, invasive species, mammal and day-time bat surveys, by the author on 5th and 21st May 2019. In addition, dusk and dawn bat surveys were undertaken at the site on 19th/20th August 2019 by specialist bat ecologist Mr Brian Keeley MCIEEM. Birds present on the site were recorded during the surveys and an assessment of habitat suitability for species with links to European sites was undertaken, in order to appraise the potential for *ex-situ* effects on European sites.

Further site visits were undertaken on 19th December 2019 in the preparation of this report.

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);

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- *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 (21st November 2018).

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);
 - The National Biodiversity Data Centre (NDBC) (www.biodiversityireland.ie);
 - BirdWatch Ireland (www.birdwatchireland.ie);
 - Bat Conservation Ireland (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;
- Photographs taken at the site in 2019;
- Information on water quality in the area (www.epa.ie);
- Information on soils, geology and hydrogeology in the area (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);
- Dublin City Development Plan 2016 – 2022, including the accompanying Appropriate Assessment documentation (Natura Impact Report);
- Development Framework for St. Teresa’s Gardens and Environs (Dublin City Council, Adopted June 2017).

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 Masterplan proposals. Given the amount of information available 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 Masterplan 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 Masterplan 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 Masterplan, 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 a 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'*. 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 Masterplan lands. This search was then extended in order to ensure that all European sites with any potential links to the Masterplan were accounted for in the study.

3.3 Study area and surrounding environment

3.3.1 Site location and European sites

The SDRA 12 lands (see **Figure 1**) are located in Dublin 8 in the city centre, to the north of South Circular Road. The site is bounded to the north and east by residential development. The Coombe Hospital is situated immediately to the west (the Coombe lands are in fact part of SDRA 12 but are excluded from the Masterplan proposals).

The Masterplan area comprises three separate areas, totalling 10.3ha. The DCC lands (6ha) form the northern part of the site. This area is dominated by the former Boys Brigade playing fields and the former St. Teresa's Gardens housing complex, of which 10 of the original 12 blocks have now been demolished. A 54 unit social housing scheme is now under construction on the northern boundary of the site. The Bailey Gibson land (1.52ha) is located in the south western part of the site. This site almost entirely comprises buildings and artificial surfaces. It is completely built up, with a mix of buildings, mainly warehouses and storage sheds. The patch of ground in the

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south west corner of the site was until recently in use as a community garden. The Player Wills land (2.78ha) is in the south eastern section of the SDRA 12 area. This land is similarly built up, dominated by old factory buildings and hard standing areas.

There are no watercourses present on or in the immediate vicinity of the SDRA 12 lands¹. The nearest such feature, the Grand Canal, is approximately 125m to the south at its closest point. The River Poddle is approximately 600m to the east, however the Poddle is culverted for much of its length in the city centre and there is no connection between the Masterplan lands and this watercourse.

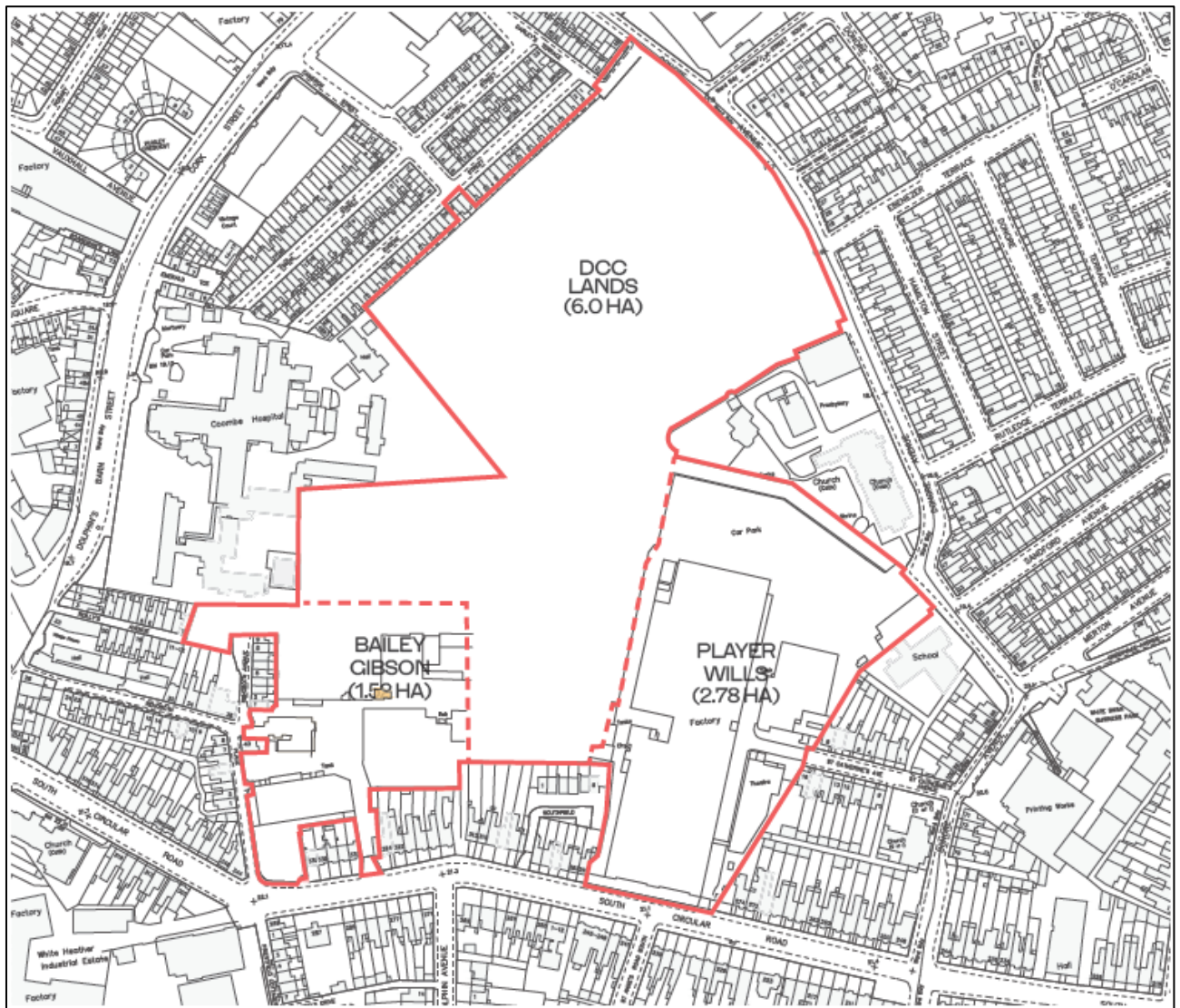


Figure 1: Location of the SDRA 12 Masterplan area (Source: Masterplan document)

There are 14 European sites located within a 15km radius of the Masterplan area (see **Figure 2**). These are:

- **Special Areas of Conservation (SAC)**
 - South Dublin Bay SAC (site code 000210), c.5.0km to the east;
 - North Dublin Bay SAC (site code 000206), c.7.7km to the north east;
 - Glensmole Valley SAC (site code 001209), c.9.8km to the south west;

¹ <https://gis.epa.ie/EPAMaps/>

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- Wicklow Mountains SAC (site code 002122), c.10.5km to the south;
- Baldoyle Bay SAC (site code 000199), c.12.7km to the north east;
- Rockabill to Dalkey Island SAC (site code 003000), c.13.2km to the east;
- Howth Head SAC (site code 000202), c.13.4km to the north east;
- Rye Water Valley/Carton SAC (site code 001398), c.13.8km to the west;
- Knocksink Wood SAC (site code 000725), c.14.3km to the south;
- **Special Protection Areas (SPA)**
 - South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.4.9km to the east;
 - North Bull Island SPA (site code 004006), c.7.7km to the north east;
 - Wicklow Mountains SPA (site code 004040), c. 10.6km to the south;
 - Baldoyle Bay SPA (site code 004016), c.12.9km to the north east;
 - Dalkey Islands SPA (site code 004172), c.14.2km to the south east;

Beyond the 15km zone, there are a number of additional European sites:

- Malahide Estuary SAC (site code 000205), c.15.3km to the north;
- Ballyman Glen SAC (site code 000713), c.16.1km to the south east;
- Ireland's Eye SAC (site code 002193), c.16.6km to the north east;
- Rogerstown Estuary SAC (site codes 000208), c.19.4km to the north;
- Bray Head SAC (site code 000714), c.20.2km to the south east;
- Red Bog, Kildare SAC (site code 000397), c.22.2km to the south west;
- Glen of the Downs SAC (site code 000719), c.23.8km to the south;
- Lambay Island SAC (site code 000204), c.24.1km to the north east;
- Broadmeadow/Swords Estuary (Malahide Estuary) SPA (site code 004025), c.15.3km to the north.
- Howth Head Coast SPA (site code 004113), c.15.9km to the north east;
- Ireland's Eye SPA (site code 004117), c.16.4km to the north east;
- Rogerstown Estuary SPA (site codes 004015), c.19.8km to the north;
- Poulaphouca Reservoir SPA (site code 004063), c.21.4km to the south west;
- Lambay Island SPA (site code 004069), c.24.0km to the north east.

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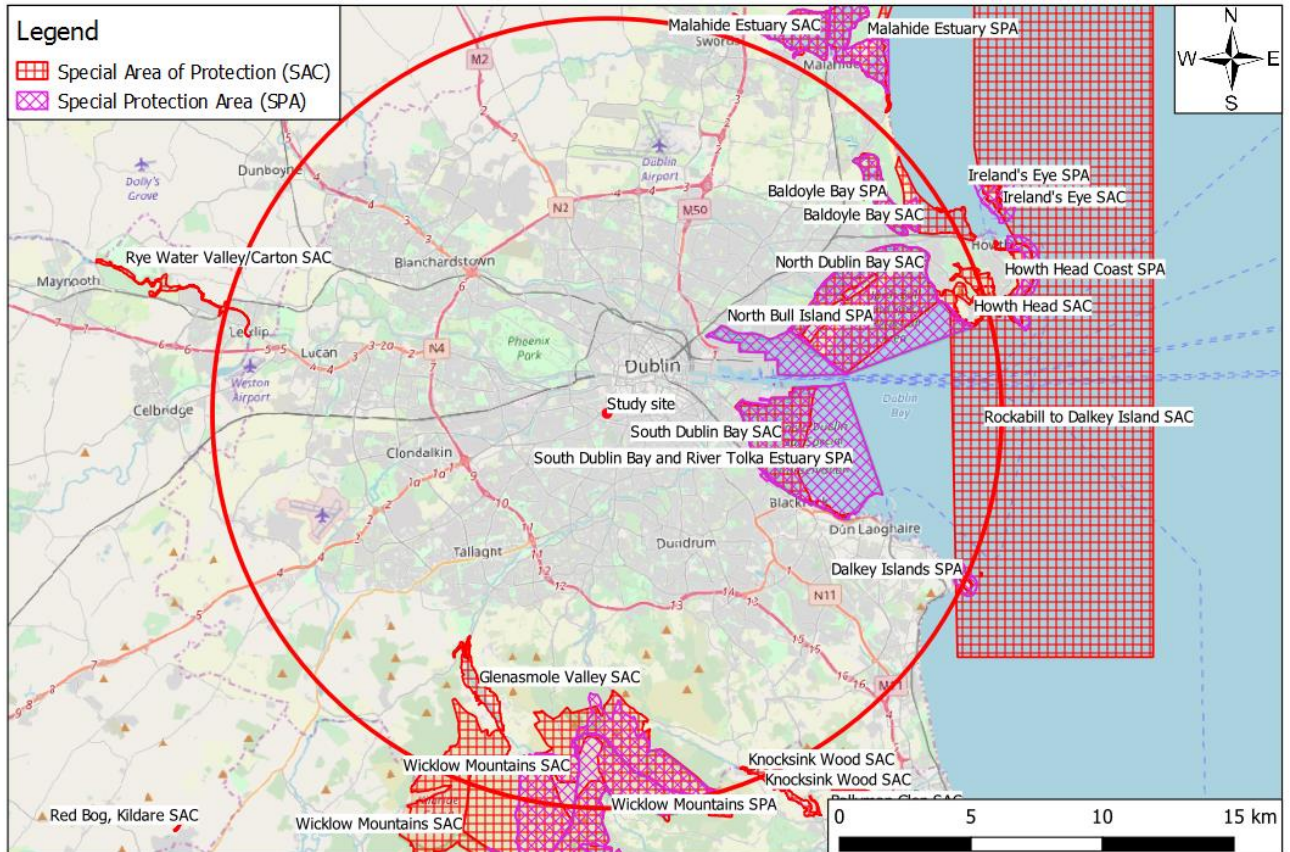


Figure 2: Location of the SDRA 12 Masterplan area showing European sites (with 15km radius from the centre of the site also shown)

3.3.2 Other designated areas (other than European sites)

The nearest site designated for nature conservation, not otherwise designated as a European site, is the Grand Canal proposed Natural Heritage Area (pNHA site code 002104). At its closest point the pNHA is 25m from the Masterplan area, although this section of the pNHA is in fact located on the White Heather Industrial Estate. The Grand Canal itself is approximately 125m to the south.

4 Description of the Masterplan

The Masterplan provides a ‘high level design and layout’ description for future development of the lands. This includes height strategy, Drainage Strategy, Landscape strategy. The Masterplan seeks to maintain the established guiding principles for regenerating the area and safeguard the Framework (i.e. the Development Framework for St. Teresa’s Gardens and Environs, adopted by Dublin City Council in June 2017) requirements including:

- Delivering a high quality, high-density residential led mixed-use quarter with complementary uses;
- Promoting a mix of tenure and residential unit types;
- Sensitively developing the interface of the Masterplan lands with surrounding existing low-rise residential dwellings;
- Increasing the scale of development toward the centre of the subject lands;
- Providing generous, well designed, attractive, multifunctional public open space with good orientation, connectivity, and passive and active supervision;
- Integrating a municipal playing pitch;

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- Defining the public realm and public and private open space;
- Using appropriate boundary treatments to define and secure private space;
- Promoting active streets through integration of ground floor entrances and aligning commercial space with existing surrounding roads;
- Incorporating generous pedestrian zones and limiting surface level car parking;
- Developing a comprehensive soft landscaping strategy;
- Developing a network of street and public spaces to ensure the social and economic integration of St. Teresa's Gardens with Player Wills and Bailey Gibson sites and the surrounding area;
- Ensuring north/south (Cork St. & Donore Avenue connection to South Circular Road) permeability and east/west (Dolphin's Barn Street and Cork Street) is achieved;
- Providing a range of community facilities accessible to the wider community, including sports facilities;
- Management of surface water using a softer green approach for all developments with an emphasis on an integrated design strategy with landscaping proposals to provide Sustainable Environmental Infrastructure;
- Highlighting the heritage of the local area;
- Providing for the future expansion of St. Catherine's National School.

Full details are set out in the Masterplan.

5 Links to European sites, including cumulative effects

5.1 European sites and habitats with links to European sites

The Masterplan area 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 have been recorded during any of the site surveys undertaken to date.

There are no features (including the buildings) potentially suitable for use by significant numbers of roosting bats. No evidence of any protected species such as badger or otter was recorded during the surveys carried out, and the habitats present are not suitable for such species. The DCC lands, in particular the former Boys Brigade playing fields which are now unmanaged, are becoming overgrown, with significant areas of buddleia- and bramble-dominated scrub developing. This area is of some local value for nesting birds and for small numbers of commuting/foraging bats.

Overall, the Masterplan area has no key ecological receptors as defined by 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))*.

No evidence of any habitats or species with links to 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 implementation of any elements of the Masterplan. The lands within the SDRA area do not in any way act as an important *ex-situ* site for any European site (SPA) SCIs.

There is, therefore, no potential for the effects/cumulative effects of habitat loss, disturbance, fragmentation or displacement to occur.

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There are no watercourses within or connected to the SDRA 12 area. The nearest watercourses to the site (the Grand Canal and the River Poddle (substantially culverted in this area), as well as the former Abbey Stream, which once ran through the site but has long since been diverted to a storm water culvert in Donore Avenue) are not hydrologically connected to the Masterplan area.

Nevertheless there is a potential water pathway, via the local surface water drainage network, between the Masterplan area and coastal European sites associated with Dublin Bay (within 5km of the Masterplan area boundary). There is also a potential groundwater pathway between the Masterplan area and the European sites should indirect discharges (i.e. spillages to ground) occur.

Despite the presence of these theoretical indirect pathways, the risk of contamination of any watercourses or groundwater is extremely low, and even in the event of a pollution incident occurring during the implementation of the Masterplan that would be significant enough to impact upon surface/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 – although for example the designated sites of Dublin Bay are within 5km (straight-line distance to the west), there is no direct pathway between the Masterplan area site and these European sites;
- The fact that a significant level of dilution and mixing of surface and sea water would occur in any event.

Any development arising out of the Masterplan will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GSDSDS). The GSDSDS addresses the issue of sustainability by requiring designs to comply with a set of drainage criteria which aim to minimize the impact of urbanization, by replicating the run-off characteristics of the greenfield site. The criteria provide a consistent approach to addressing the increase in both rate and volume of run-off, as well as ensuring the environment is protected from any pollution from roads and buildings. Indeed, the Masterplan contains a well-developed integrated drainage strategy that will significantly reduce the total volume and peak discharge rate of surface water to the public surface water system to 2l/s/ha, with a 20% additional allowance for climate change. A system combining attenuation storage and interception storage, and including green and blue roof systems, will be provided as part of the implementation of the Masterplan.

There is no possibility of the masterplan adversely impacting on the conservation objectives of any of the QIs or SCIs of any European sites in, or associated with, Dublin Bay as a result of surface water run-off or discharges.

Foul water from the Masterplan area will be treated at Ringsend Wastewater Treatment Plant, which is currently being upgraded to provide increased wastewater treatment capacity (upgrade works received planning permission from An Bord Pleanála in 2019 (ABP Reg. Ref.: 301798). Adequate capacity will be available at the WwTP to accommodate and development arising out of the Masterplan. Ringsend WwTP operates under a waste water discharge licence from the EPA (licence no. D0034-01).

There is no possibility of the masterplan adversely impacting on the conservation objectives of any of the QIs or SCIs of any European sites in, or associated with, Dublin Bay (currently categorized as “unpolluted” according to the EPA database²) as a result of foul water discharges.

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

² <https://gis.epa.ie/EPAMaps/>

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

European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
<p>South Dublin Bay SAC (site code 000210), c.5.0km to the east (straight line distance)</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>(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 22nd 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>No.</p> <p>No significant effects on water quality, and therefore on the site's QIs, are predicted. Surface/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, 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 and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in South Dublin Bay SAC.</p> <p>This is due to the significant separation between the Masterplan area and the European site – it is approximately 5km (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 implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
<p>North Dublin Bay SAC (site code 000206), c.7.7km to the east</p>	<p>1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>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>No.</p> <p>No significant effects on water quality, and therefore on the site's QIs, are predicted. Surface/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, 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 and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in North Dublin Bay SAC.</p>



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European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>According to this SAC's site Conservation Objectives document (Version 1, dated 06th 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>This is due to the significant separation between the Masterplan area and the European site – it is almost 8km (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 implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
<p>Glenasmole Valley SAC (site code 001209), c.9.8km to the south west</p>	<p>6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)</p> <p>6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)</p> <p>7220 Petrifying springs with tufa formation (Cratoneurion)</p> <p>According to this SAC's site Generic Conservation Objectives document (Version 6, dated 21st February 2018), for each of the listed SCIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the Masterplan area and this SAC. It is almost 10km distant and is completely unconnected. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the implementation of the Masterplan.</p>
<p>Wicklow Mountains SAC (site code 002122), c.10.5km to the south</p>	<p>3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)</p> <p>3160 Natural dystrophic lakes and ponds</p> <p>4010 Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>4030 European dry heaths</p> <p>4060 Alpine and Boreal heaths</p> <p>6130 Calaminarian grasslands of the <i>Violetalia calaminariae</i></p> <p>6230 Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)</p> <p>7130 Blanket bogs (* if active bog)</p> <p>8110 Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>)</p> <p>8210 Calcareous rocky slopes with chasmophytic vegetation</p> <p>8220 Siliceous rocky slopes with chasmophytic vegetation</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the Masterplan area and this SAC. It is over 10km distant and is completely unconnected. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the implementation of the Masterplan.</p>

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European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>1355 <i>Lutra lutra</i> (Otter)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 31st 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(s) for which the SAC has been selected.</p>	
<p>Baldoyle Bay SAC (site code 000199), c.12.7km to the north east</p>	<p>1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>1310 Salicornia and other annuals colonising mud and sand</p> <p>1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)</p> <p>1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</p> <p>According to this SAC's site Conservation Objectives document (Version 1, dated 19th November 2012), for each of the listed QIs, the Conservation Objective is to maintain 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/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, 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 and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in Baldoyle Bay SAC.</p> <p>This is due to the significant separation between the Masterplan area and the European site – it is almost 13km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>It is further noted that Baldoyle Bay SAC is separated from the Masterplan area by Howth Head Peninsula, greatly increasing the separation distance between the two sites.</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 implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
<p>Rockabill to Dalkey Island SAC (site code 003000), c.13.2km to the east;</p>	<p>1170 Reefs</p> <p>1351 Harbour Porpoise (<i>Phocoena phocoena</i>)</p>	<p>No.</p> <p>No significant effects on water quality, and therefore on the site's QIs, are predicted. Surface/ground water arising during the implementation of the Masterplan could contain pollutants</p>

SDRA 12 – Masterplan for Player Wills, Dublin City Council and Bailey Gibson Lands

Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>According to this SAC's site Conservation Objectives document (Version 1, dated 07th May 2013), for each of the listed QIs, the Conservation Objective is to maintain 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>(foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, 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 and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in Rockabill to Dalkey Island SAC.</p> <p>This is due to the significant separation between the Masterplan area and the European site – it is over 13km (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 implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
<p>Howth Head SAC (site code 000202), c.13.4km to the north east</p>	<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 06th December 2016), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats 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/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, 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 and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in Howth Head SAC.</p> <p>It is noted that there is no pathway between the Masterplan area and the European dry heath habitats that are present in this SAC, but occur on the slopes above the sea cliffs and in the central part of the peninsula. Further, there is significant separation between the Masterplan area and the European site – it is over 13km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p>



SDRA 12 – Masterplan for Player Wills, Dublin City Council and Bailey Gibson Lands

Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
		<p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
Rye Water Valley/Carton SAC (site code 001398), c.13.8km to the west	<p>7220 Petrifying springs with tufa formation (Cratoneurion)* 1016 Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) 1014 Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>)</p> <p>According to this SAC's site Generic Conservation Objectives document (Version 6, dated 21st February 2018), for each of the listed SCIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the Masterplan area and this SAC. It is almost 14km distant and is completely unconnected. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the implementation of the Masterplan.</p>
Knocksink Wood SAC (site code 000725), c.14.3km to the south	<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 site Generic Conservation Objectives document (Version 6, dated 21st February 2018), for each of the listed SCIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected</p>	<p>No.</p> <p>There is no hydrological link or any other pathway between the Masterplan area and this SAC. It is over 14km distant and is completely unconnected. Furthermore there will be no loss of, or disturbance to, the qualifying interests of this site as a result of the implementation of the Masterplan.</p>
South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.4.9km to the east (straight line distance)	<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>)</p>	<p>No.</p> <p>No significant effects on water quality, and therefore on the site's SCIs, are predicted. Surface/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, to Dublin Bay.</p> <p>However, there would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible at</p>

SDRA 12 – Masterplan for Player Wills, Dublin City Council and Bailey Gibson Lands

Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
	<p>A194 Arctic Tern (<i>Sterna paradisaea</i>) A193 Common Tern (<i>Sterna hirundo</i>) A137 Ringed Plover (<i>Charadrius hiaticula</i>) Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9th 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>South Dublin Bay and River Tolka Estuary SPA. This is due to the separation between the Masterplan area and the European site and the fact that dilution and mixing of surface and sea water would occur.</p> <p>Furthermore there will be no loss of wetland habitat or species, or disturbance to the special conservation interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>
<p>North Bull Island SPA (site code 004006), c.4.7km to the north east</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>) 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 9th 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>No.</p> <p>No significant effects on water quality, and therefore on the site's SCIs, are predicted. Surface/ground water arising during the implementation of the Masterplan could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, to Dublin Bay.</p> <p>However, there would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan area and the guiding principles set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible at North Bull Island SPA. This is due to the separation between the Masterplan area and the European site and the fact that dilution and mixing of surface and sea water would occur.</p> <p>Furthermore there will be no loss of wetland habitat or species, or disturbance to the special conservation interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to foul water management are envisaged as a result of the implementation of the Masterplan.</p>

SDRA 12 – Masterplan for Player Wills, Dublin City Council and Bailey Gibson Lands

Information for Screening for Appropriate Assessment

European Site	Reasons for designation (information correct as of 2 nd January 2020) (*denotes a priority habitat)	Source – Pathway – Receptor link
Wicklow Mountains SPA (site code 004040), c.10.6km to the south	<p>A098 Merlin (<i>Falco columbarius</i>) A103 Peregrine (<i>Falco peregrinus</i>)</p> <p>According to this SPA's site Generic Conservation Objectives document (Version 6, dated 21st February 2018), for each of the listed SCIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the species for which the SPA has been selected.</p>	<p>No.</p> <p>The species 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 implementation of the Masterplan, which is over 11km from the European site, and is completely unconnected to it.</p>
Baldoyle Bay SPA (site code 004016), c.12.9km to the north east	<p>A137 Ringed Plover (<i>Charadrius hiaticula</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A999 Wetlands</p> <p>According to this SPA's site Conservation Objectives document (dated 27th February 2013), 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>No.</p> <p>The species 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 implementation of the Masterplan, which is almost 13km from the European site, and is completely unconnected to it.</p>
Dalkey Islands SPA (site code 004172), c.14.2km to the south east	<p>A194 Arctic Tern (<i>Sterna paradisaea</i>) A193 Common Tern (<i>Sterna hirundo</i>) A192 Roseate Tern (<i>Sterna dougallii</i>)</p> <p>According to this SPA's site Generic Conservation Objectives document (Version 6, dated 21st February 2018), for each of the listed SCIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the species for which the SPA has been selected.</p>	<p>No.</p> <p>The species 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 implementation of the Masterplan, which is over 14km from the European site, and is completely unconnected to it.</p>

*For completeness, this table includes all sites within 15km of the Masterplan area, however, as confirmed in Section 5.1, only the offshore sites are linked in any way to the site. None of the other listed sites, and no sites further afield, are remotely linked to the 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) have been identified within the SDRA 12 lands.

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 implementation of the Masterplan. 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 Dublin City Development Plan 2016-2022 contains a number of objectives intended to protect and enhance the natural environment, while encouraging development in appropriate areas. The Development Plan was itself subject to Appropriate Assessment, and a Natura Impact Report (NIR) was prepared. In its conclusions the NIR noted that “*the council’s commitments to the Habitats Directive and Appropriate Assessment that are presented in the plan will be sufficient to prevent inappropriate development that could result in adverse impacts on the conservation objectives of European sites*”.

The NIR further “*determined that, assuming the successful implementation of the mitigatory objectives contained within the plan, there will be no adverse effects on the integrity of European sites arising from the development plan in isolation or in combination with other plans and projects*”. The Plan took into account significant potential development in Dublin City, and included specific objectives for the Player Wills, Dublin City Council and Bailey Gibson Lands – the SDRA 12 (St. Teresa’s Gardens) under appraisal in this report. It is noted that no impacts are expected on any European sites as a result of the implementation of the Masterplan, which is in full compliance with all of the relevant Plan Objectives.

A proposal to develop the Bailey Gibson site is currently the subject of pre-application consultations with An Bord Pleanála. The proposed development at the Bailey Gibson site has been subject to Screening for Appropriate Assessment. The AA Screening process has concluded the proposed development either on its own or in-combination with other developments will have no impact on the European sites.

It is also proposed to submit a planning application to An Bord Pleanála for strategic housing development at the Player Wills lands in the future. That application will be subject to screening for appropriate assessment in its own right, and will take into account any relevant plans/projects at that time.

As appraised in this report the Masterplan will not have any significant effects on any European sites. As such it can be concluded that the implementation of the Masterplan 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 Masterplan 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.

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

It is the opinion of the author of this report that the implementation of the Masterplan 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 and that the Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Statement.

Appendix I: Background

The European³ 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 Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

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

The requirements of 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*)⁴ 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)⁵ 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

³ 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”

⁴ SI No. 477 of 2011

⁵ 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*

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 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 Commission⁶ 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;

Assess the likely significance of any effects on European sites.

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

Appendix II: AA Screening Determination



17th January 2020

Appropriate Assessment (AA) Screening Determination

Planning and Development Regulations 2001 (as amended)

Pursuant to the *Planning and Development Act 2000 (as amended)* and the *Planning and Development Regulations 2001 (as amended)*, Dublin City Council has prepared a Masterplan for the Player Wills, Dublin City Council and Bailey Gibson Lands (SDRA 12).

This Appropriate Assessment Screening Determination of the Masterplan has been prepared as per the requirements of Regulation 42(1) of the *European Communities (Birds and Natural Habitats) Regulations 2011-2015*. It has been informed by the contents of a report, *Information for Screening for Appropriate Assessment: SDRA 12 – Masterplan for the Player Wills, Dublin City Council and Bailey Gibson Lands* (the AA Screening Report). This was written by Brady Shipman Martin on behalf of Dublin City Council.

The AA Screening Report comprises an appraisal of the Masterplan and its potential to impact on European sites as well as an appraisal of whether the implementation of the Masterplan is likely to have a significant effect on any European sites.

The Masterplan study area and surrounding environment are described in Section 3.3 of the AA Screening Report and Section 4 describes the Masterplan itself. Section 5, including Table 1, appraises the potential impacts of the Masterplan in the context of the European sites within the zone of influence of the Masterplan area.

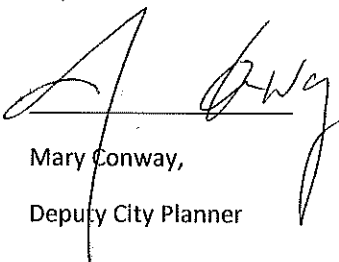
In addition, the AA Screening Report, at Section 8, examines the potential for other plans and/or projects to act in combination with the Masterplan and to have a significant effect on European sites within the zone of influence of the Masterplan area. The appraisal concluded that there are no other plans or projects that will act in combination with the Masterplan to have a significant effect on European sites.

The AA Screening Report *“concludes on the best scientific evidence that it can be clearly demonstrated that no elements of the Masterplan 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.*

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

It is the opinion of the author of this report that the implementation of the Masterplan 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 and that the Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Statement”.

Dublin City Council, having examined both the Masterplan for the Player Wills, Dublin City Council and Bailey Gibson Lands (SDRA 12) and the AA Screening Report, agrees with the conclusions presented in the AA Screening Report. In light of best scientific knowledge and in the absence of mitigation measures Dublin City Council is satisfied that the Masterplan is not likely to have a significant effect on any European sites, either alone or in combination with other plans or projects. Therefore, a Stage 2 Appropriate Assessment is not required.



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