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Appropriate Assessment Screening for a proposed Strategic Housing Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12.

6th December 2021

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Greenseed Ltd.

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Table of Contents

Introduction 1
Altemar Ltd. 1
Background to the Appropriate Assessment 1
Stages of the Appropriate Assessment 3
Stage 1 Screening Assessment 4
Description of the Proposed Project 4
Landscape 4
Drainage 10
Flood Risk Assessment 11
Identification of Relevant Natura 2000 Sites 15
In-Combination Effects 25
Conclusions 29
Data Used for AA Screening 29
Findings of No Significant Effects Report 30
References 31

Introduction

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

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Greenseed Ltd. The project relates to an application for planning permission for a proposed Strategic Housing Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12.

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

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 26 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

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

"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

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

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

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

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

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

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

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

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

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

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

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

Stage 1 Screening Assessment

Description of the Proposed Project

Greenseed Ltd. intend to apply for planning permission for a proposed Strategic Housing Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12.

Park West is situated c.8km west of Dublin City Centre, directly east of the M50, south of Ballyfermot and Cherry Orchard residential neighbourhoods and north of the John F Kennedy and Naas Road industrial areas. The Park West neighbourhood is bound by the Dublin to Cork mainline railway to the north, the Grand Canal to the south, the M50 to the west and the Killeen Road to the east.

The application site (c.9.4ha) is located within Park West, Dublin 12 and east of Park West Avenue and north of Park West Road. The Dublin to Cork mainline railway defines the northern boundary with Park West Business Park to the east. The northern and eastern boundaries of the site, to the rail line and Park West Business Park respectively, are defined by palisade fencing. An existing berm defines the southern and western boundaries of the site. The site is largely undeveloped with the exception of the Aspect Hotel, comprising an 8-storey hotel building and ancillary surface carpark accessed from Park West Avenue.

The proposed development involves a 10-year permission for 7no. predominantly residential blocks (Blocks A to G) accommodating a total of 750no. apartments. The apartment unit mix comprises 321no. (43%) 1 bed units, 384no. (51%) 2 bed units and 45no. (6%) 3 bed units.

Resident services and amenities are also proposed to serve the future residents and total 487sq.m gross floor area within Blocks B and D. Non-residential uses will comprise 1no. retail unit of 156sq.m within Block A and a creche of 410sq.m, community space of 48sq.m and café/ bar of 91sq.m all within Block G.

13,460sq.m (14%) of public open space is provided and comprises a linear park orientated west to east and functioning as a link to the established residential areas to the west of Park West Avenue and a public plaza/ square including Multi-Use Games Area (MUGA) located centrally within the site. Communal open spaces totalling 6,175sq.m are provided at podium level within each of the proposed Blocks A to F, a roof garden within Block G and include passive open spaces that are visually and functionally accessible to the future residents of the development.

Vehicular access to serve the proposed development will be provided via access roads off Park West Road and Park West Avenue. Tie in works are required to Park West Avenue and Park West Road to provide for suitable junctions and pedestrian crossings at the proposed access points.

The development will also include parking for vehicles and bicycles, landscaping and all associated site and development works.

The proposed site outline, location, and site plan are demonstrated in Figures 1-4.

Landscape

The proposed landscape masterplan is demonstrated in Figure 5.

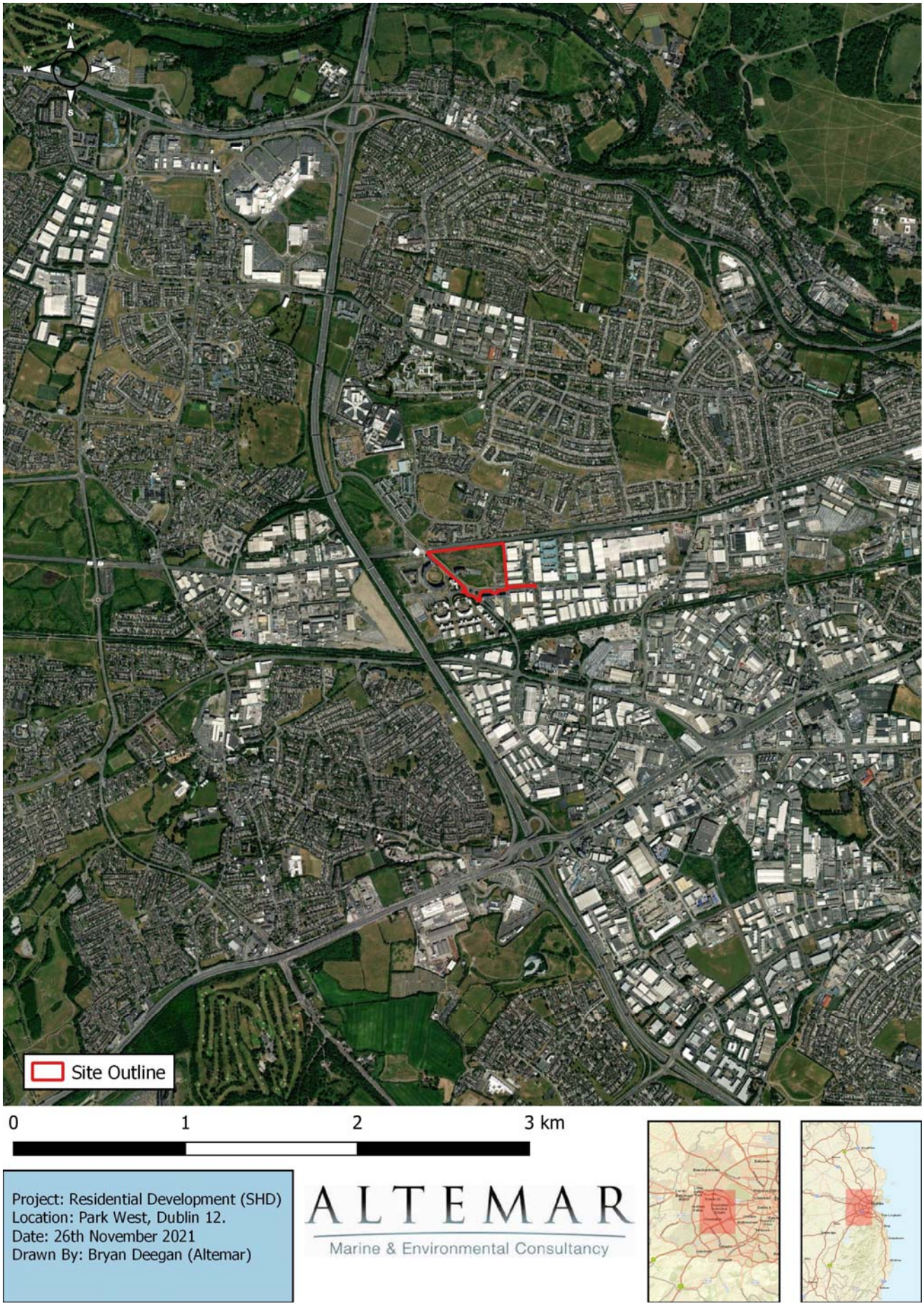


Figure 1. Proposed site outline and location

Figure 2. Proposed site outline

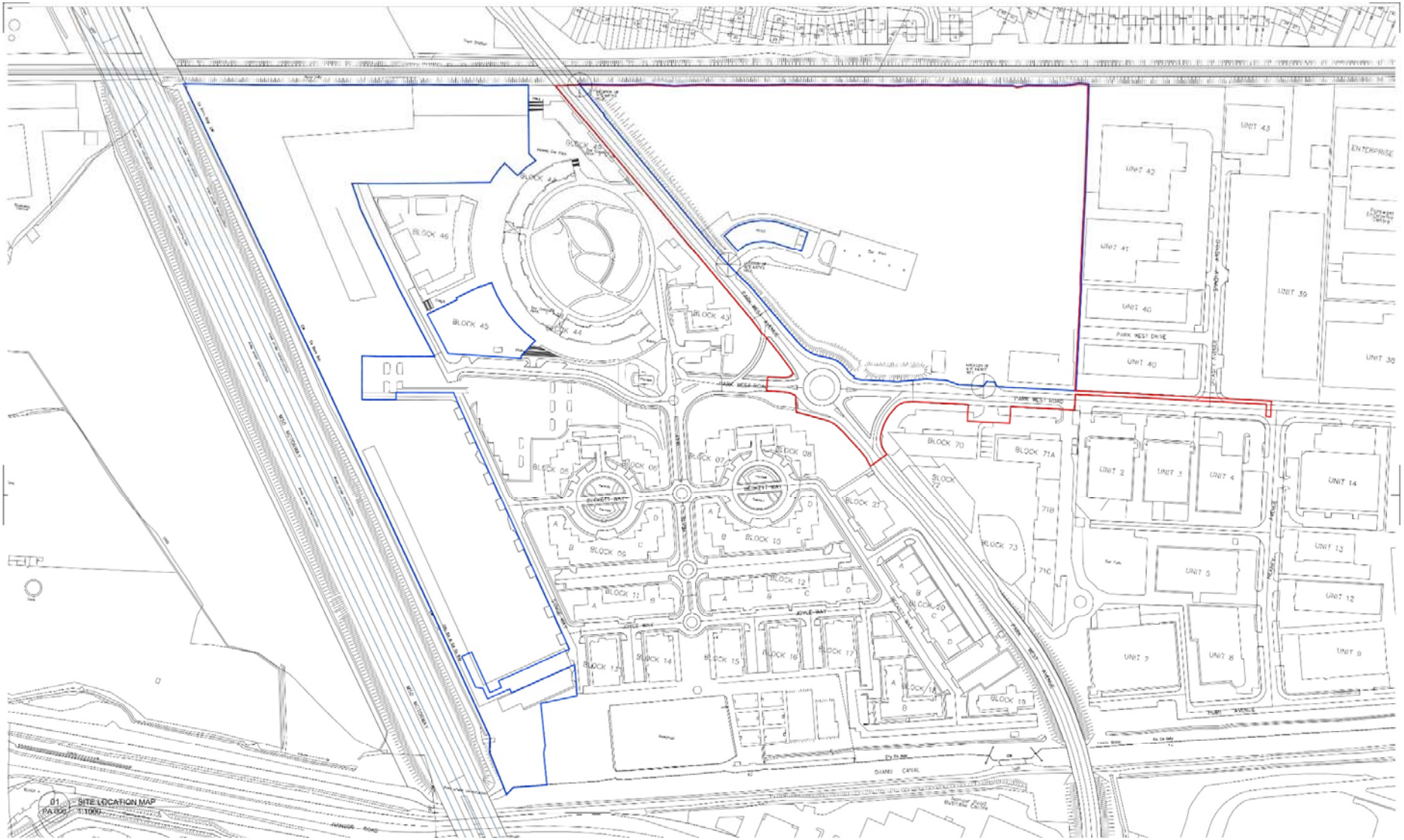


Figure 3. Site Location Map

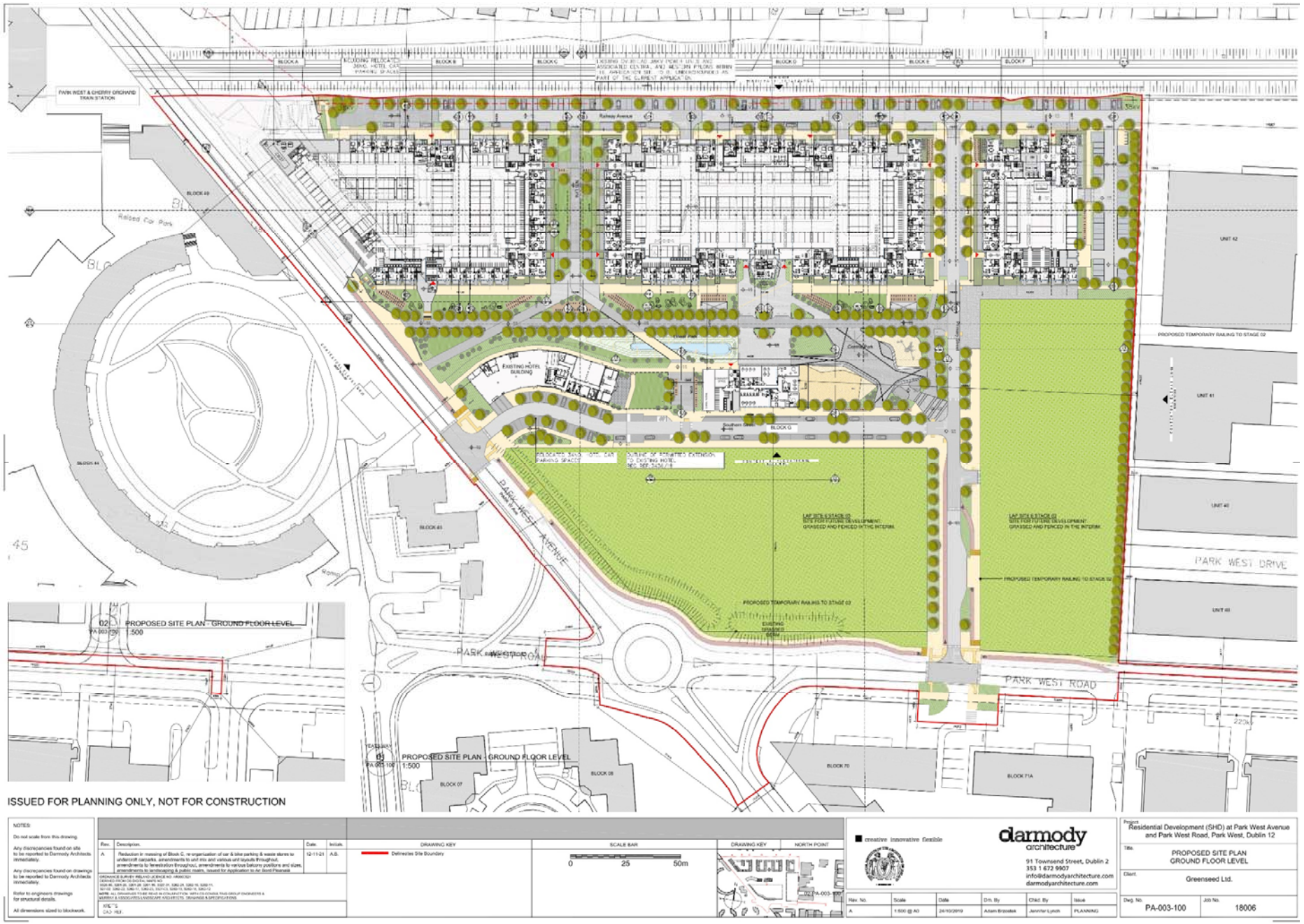


Figure 4. Proposed site plan

Figure 5. Proposed landscape masterplan

Drainage

The following drainage strategy for the proposed project is outlined in the *Engineering Services Report* issued by CS Consulting Group:

Foul and Surface Water Drainage

In relation to the existing drainage network, this report outlines the following:

'*Drainage records received from Irish Water indicate that there is an existing 225mm foul sewer on Park West Road, south of the subject site location, which discharges in easterly direction and connects to the 300mm diameter foul sewer on Heaney Avenue. There is also a 300mm diameter surface water sewer which changes to a 600mm and onto a 750mm diameter on Park West Road. This surface water sewer discharges in easterly direction and connects to the 750mm diameter surface water sewer on Heaney Avenue. The existing sewerage network in the vicinity of the site eventually discharges into the municipal wastewater treatment at Ringsend.*'

In relation to the proposed drainage network for the proposed development at Park West, this report outlines the following:

'Proposed Drainage Systems

Drainage from the proposed development will be drained on the basis of a completely separate system. The foul system will connect to the existing 300mm diameter foul sewer on Heaney Avenue, as directed by Irish Water. The surface water system will be attenuated prior to discharge into the existing 600mm diameter surface water sewer on Park West Road, or as directed by DCC Drainage Division.

Sustainable drainage systems (SuDS) will be incorporated into the design with surface water runoff from the development discharging through a minimum of a two-stage treatment train process prior to discharge by gravity into the surface water sewer on Park West Road as set out in section 4.10.1 of the Park West-Cherry Orchard Local Area Plan.

The drainage systems will be designed in accordance with Part H of the Building Regulations, EN 752 Drain and Sewer Systems outside Buildings, The Greater Dublin Regional Code of Practice for Drainage Works, Irish Water Code of Practice for Wastewater, DCC Drainage Division and Irish Water requirements.

Proposed Foul Drainage System

The proposed foul drainage system will be designed to take discharges from the new residential units, retail units and creche. Drainage from kitchen/canteen facilities in retail units will discharge through a grease separator designed in accordance with IS EN 1825 Part 1 and Part 2 and / or to Irish Water requirements.

The foul system will connect to the existing 300mm diameter foul sewer on Heaney Avenue, as directed by Irish Water. Refer to CS Consulting drawing PWT-CSC-XX-XX-DR-C-0012 & C-0013 in Appendix A for a copy of the proposed foul drainage layout.

It is calculated that the proposed development will have a total hydraulic loading of 308m3 per day of foul effluent generated during the operational phase of the development. This equates to an average flow of 3.56 litres/second (over a 24-hour period) and a peak flow of 10.75 litres/second. A breakdown of the foul loading calculations is included in Appendix D.

A Pre-connection Enquiry application was submitted to Irish Water to confirm capacity in the receiving network and a confirmation of feasibility was obtained. See Appendix C for a copy of the Irish Water Confirmation.

Proposed Surface Water Drainage System

Surface water runoff from the proposed development will drain by gravity and will be attenuated prior to discharge into the existing 600mm diameter surface water sewer on Park West Road. Peak surface water runoff will be restricted to 10.8 litres per second, equivalent to 2.0 litres per second per hectare or as directed by DCC Drainage Division. SuDS will be incorporated into the development and will include green roofs, permeable pavement, bioretention systems and shallow infiltration systems. Surface water runoff will go through a minimum of two-stage treatment prior to discharge by gravity into the receiving systems as outlined in chapter 4.10 of the Park West-Cherry Orchard Local Area Plan. Refer to CS Consulting drawing PWTCSC- XX-XX-DR-C-0012 & C-0013 in Appendix A for a copy of the proposed surface water drainage layout.

The proposed SuDs measures will reduce the quantity and improve the quality of water discharging into the receiving systems, see Section 4.3 for further information on the proposed sustainable measures.

The proposed surface water drainage system shall be designed in accordance with DCC Drainage Division requirements.

Proposed Surface Water Management Plan

The proposed Surface Water Management Plan is in line with the key requirements of the Dublin City Council Drainage Division Planning & Development Control Section. The proposed surface water drainage system takes cognisance of the Dublin City Development Plan 2016 – 2022 with respect to SuDS Section 9.5.4 and the Park West-Cherry Orchard Local Area Plan section 4.10 Physical Infrastructure & Services. The proposed SuDS measures provide a minimum of two stage treatment train approach including interception and primary treatment of surface water runoff. This treatment approach is in line with The CIRIA SuDS Manual C753 and is outlined below.

This section of the report should be read in conjunction CS Consulting drawing PWT-CSC-XX-XX-DR-C-0039 in Appendix A SuDS layout for ease of reference.

The proposed surface water system uses a number of SuDS components in series to provide a minimum of two stage treatment prior to discharge into the receiving systems. Rainfall runoff will be intercepted and treated at roof levels using green roofs. Pavement runoff will be intercepted and treated using a range of SuDS components including permeable pavement, bioretention systems shallow infiltration systems and catchpits.'

The proposed drainage layout is demonstrated in Figures 6 & 7.

Flood Risk Assessment

A Site Specific Flood Risk Assessment Report was prepared by CS Consulting Group to accompany this planning application. This report concludes with the following:

'*This report outlines the findings of the SSFRA carried out for the proposed mixed use development at Park West Avenue & Park West Road, Park West, Dublin 12. This SSFRA was carried out in accordance with the DEHLG guidelines for Planning 2009 and The Planning and Development Act 2000.*

Based on available recorded information as outlined in Stage 1, the site is considered not been subject to flooding in recent history.

The risk of tidal flooding is considered low as the subject site lies outside the 0.1% AEP.

The risk of fluvial flooding is considered low due the site located outside the 0.1% AEP fluvial.

The risk of flooding due to ground water ingress to the proposed development is under review.

The risk of pluvial flooding is considered low, due to proposed measures for the development.

Based on the flood risk identification in Stage 1, the proposed development falls in Flood Zone C. Hence, the proposed development is deemed 'Appropriate' in accordance with the guidelines of the OPW's publication.'

Further, a Strategic Flood Risk Assessment was prepared by Dublin City Council Planning and Property Development Department in preparation for the Local Area Plan for Park West – Cherry Orchard. This report outlines the following in relation to drainage and water within the LAP lands:

'*The majority of the LAP lands are located within the catchment of the River Camac, which rises in the Dublin Mountains, and runs in close proximity to the southern boundary of the lands, see Fig 7 below. A small area near the northern boundary of the LAP lands (mainly the Cherry Orchard Hospital lands), and another small area near the eastern boundary of the lands north of the railway line and adjacent to Killeen Road are located within the Lower Liffey Lyreen Ryewater catchment (see Fig 8). In the Water Framework Directive status phase 2010-015 the Camac River is classified as 'at risk'. The ecological, biological and invertebrate status or potential are all classified as 'poor'.*

The lands within The River Camac Catchment drain to a single outfall (Outfall A) at the south-eastern corner of the Park West Industrial lands. The two smaller areas of land which lie within The Lower Liffey Lyreen Ryewater Catchment drain to two separate outfalls; lands within the northern section of the LAP in the vicinity

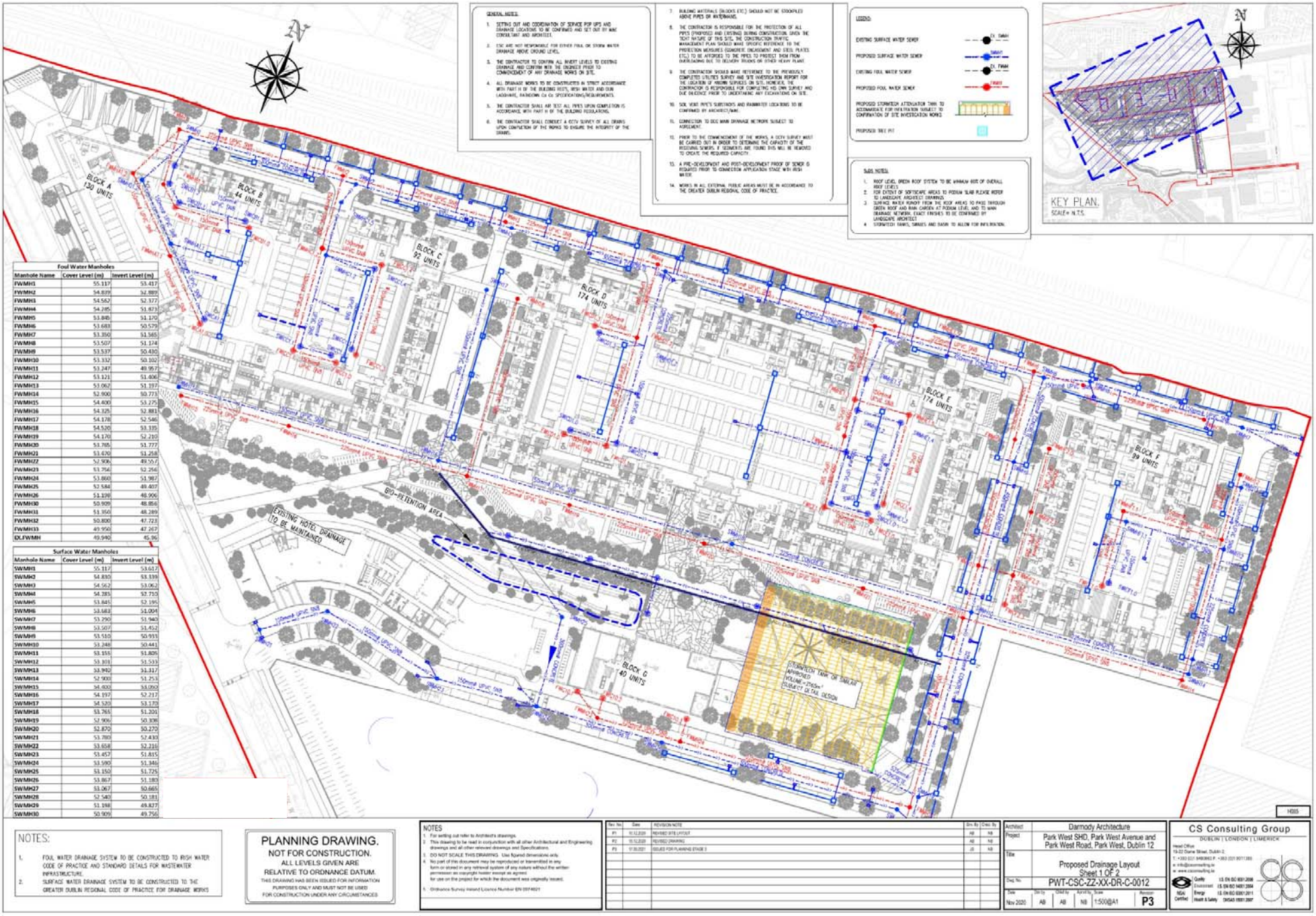
of the Cherry Orchard Hospital drains to (Outfall B) at Kileen Road while the smaller area of land within the eastern section of the LAP drains to (Outfall C) at Le Fanu Road (Fig 8 & 10).

A number of tributaries of the Camac River traverse the LAP lands. The Gallanstown stream rises west of the M50, is piped in a 1.7m diameter sewer beneath Hume Avenue in the Park West Business Park adjacent to the Grand Canal, and exits the LAP lands at Killeen Road at the south-east corner of the lands, where it meets with the piped Blackditch Stream. Once these two streams meet they are referred to as the Galback Stream (Fig 9).

The entirety of the Park West area, south of the railway line, drains to the piped Gallanstown Stream, which exits the LAP lands at the south-east corner (Outfall A) and eventually drains to the Camac River. The majority of the Cherry Orchard area, north of the railway line, drains to the piped Blackditch stream, which also exits the LAP lands at their south-east corner (Outfall A) and eventually drains to the Camac River. As previously alluded to, a small portion of the Cherry Orchard area drains to Le Fanu Road, exiting the LAP lands at Outfall C. The area in the vicinity of the Cherry Orchard Hospital and the Ballyfermot Primary Care Centre drain to a 1.5m sewer which runs along the southern boundary of the hospital and exits the LAP lands at Outfall B.

A network of surface water sewers feed into this strategic network which is well developed in the built-out areas of the Park West Industrial Estate and Business Campus and the Cherry Orchard residential area, however there is a lack of existing drainage infrastructure in the vicinity of some of the proposed development sites, in particular in the vicinity of the M50 at the western boundary of the LAP lands.'

As such, the public surface water network located on Heaney Avenue ultimately outfalls to the River Camac.



Foul Water Manholes

Manhole Name	Cover Level (m)	Invert Level (m)
FWMH1	55.117	53.417
FWMH2	54.839	52.889
FWMH3	54.562	52.377
FWMH4	54.285	51.873
FWMH5	53.848	51.170
FWMH6	53.683	50.579
FWMH7	53.350	51.340
FWMH8	53.507	51.174
FWMH9	53.537	50.430
FWMH10	53.332	50.102
FWMH11	53.247	49.957
FWMH12	53.121	51.406
FWMH13	53.062	51.197
FWMH14	52.900	50.773
FWMH15	54.400	53.275
FWMH16	54.325	52.881
FWMH17	54.178	52.546
FWMH18	54.526	53.335
FWMH19	54.170	52.210
FWMH20	53.765	51.777
FWMH21	53.670	51.258
FWMH22	52.906	49.557
FWMH23	53.756	52.256
FWMH24	53.860	53.987
FWMH25	52.584	48.407
FWMH26	51.198	48.906
FWMH30	50.909	48.856
FWMH31	51.350	48.289
FWMH32	50.800	47.728
FWMH33	49.950	47.267
EXFWMH	49.940	45.96

Surface Water Manholes

Manhole Name	Cover Level (m)	Invert Level (m)
SWMH1	55.117	53.617
SWMH3	54.830	53.339
SWMH3	54.562	53.062
SWMH4	54.285	52.710
SWMH5	53.845	52.195
SWMH6	53.683	51.004
SWMH7	53.290	51.940
SWMH8	53.507	51.452
SWMH9	53.510	50.933
SWMH10	53.248	50.441
SWMH11	53.155	51.805
SWMH12	53.101	51.533
SWMH13	53.940	51.317
SWMH14	52.900	51.253
SWMH15	54.400	53.050
SWMH16	54.197	52.217
SWMH17	54.520	53.170
SWMH18	53.765	51.201
SWMH19	52.906	50.306
SWMH20	52.870	50.270
SWMH21	53.780	52.430
SWMH22	53.658	52.216
SWMH23	53.457	51.815
SWMH24	53.590	51.346
SWMH25	53.150	51.725
SWMH26	53.867	51.180
SWMH27	53.067	50.665
SWMH28	52.540	50.181
SWMH29	51.198	49.827
SWMH30	50.909	49.756

Figure 6. Proposed drainage layout – sheet 1

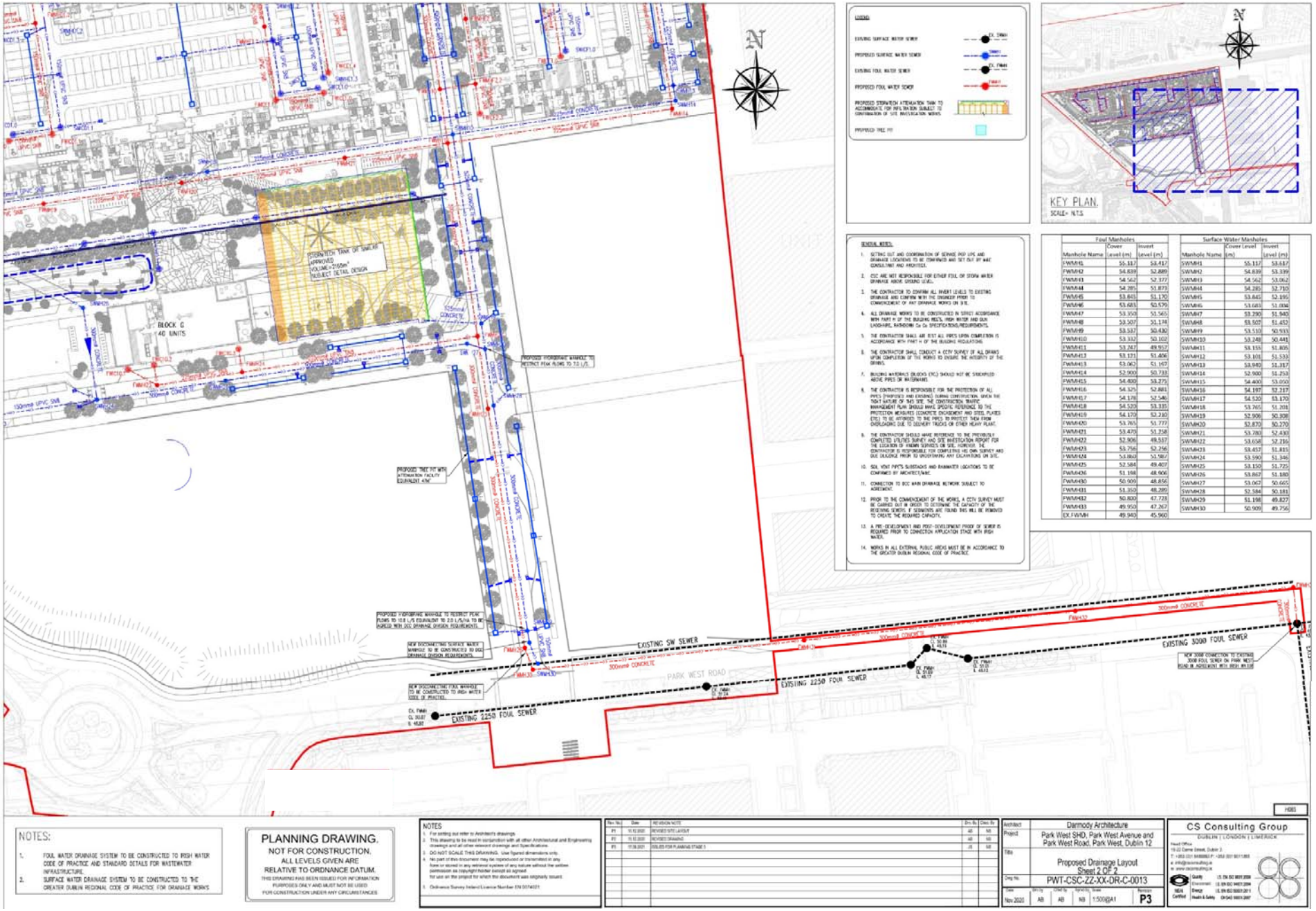


Figure 7. Proposed drainage layout – sheet 2

Figure 5. Proposed Stormwater Layout

Identification of Relevant Natura 2000 Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the proposed development is 8 km away (Glenasmole Valley SAC). The receiving environment is one in which there is no direct pathway to European sites. In those circumstances the ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the ZoI was expanded for this assessment to include designated sites within 15km of the proposed development site. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All Natura 2000 sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened out in Table 2. SPA's and SAC's within 15km are seen in Figures 8 & 9. Watercourses, SAC's and SPA's within 15 km are demonstrated in Figures 10 - 12. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites.

Table 1. Proximity to designated sites of conservation importance

NATURA 2000 Site	Distance
Special Areas of Conservation	
Glenasmole Valley SAC	8 km
Rye Water Valley/Carton SAC	8.1 Km
South Dublin Bay SAC	10.3 km
Wicklow Mountains SAC	10.4 Km
North Dublin Bay SAC	12.7 km
Special Protection Areas	
South Dublin Bay and River Tolka Estuary SPA	9.7 km
Wicklow Mountains SPA	11.3 Km
North Bull Island SPA	12.8 km

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

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE001209	Glenasmole Valley SAC	Out	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410] Petrifying springs with tufa formation (*Cratoneurion*) [7220] **Potential Impact** The proposed development site is located 5.6 km from the Glenasmole SAC (Figure 8). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen. **No significant effects likely**
IE001398	Rye Water Valley/Carton SAC	Out	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** Petrifying springs with tufa formation (*Cratoneurion*) [7220] *Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016] **Potential Impact** The proposed development site is located 8.1 km from this SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE000210	South Dublin Bay SAC	Out	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210]

			Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impact** The proposed development site is located 10.3 km from this SAC (Figure 8). There is no direct hydrological pathway between the proposed development site and this SAC. There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be directed to an existing public foul sewer located on Heaney Avenue. This network ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Any silt or pollutants will settle, be dispersed, or diluted along this network, and will ultimately receive treatment at Ringsend WwTP. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located on Park West Road, which in turn outfalls to a public surface water sewer on Heaney Avenue, and ultimately outfalls to the Camac River. Given the minimum distance to this SAC (10.3 km), the proposed attenuation measures implemented in the surface water drainage strategy, and the proposed outfall of surface water to an existing public network, any silt or pollutants will settle, be dispersed, or diluted along this network and within the marine environment. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are predicted. No potential impact is foreseen. There is no indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE002122	Wicklow Mountains SAC	Out	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220]

			Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] *Lutra lutra* (Otter) [1355] **Potential Impact** The proposed development site is located 10.4 km from the Wicklow Mountains SAC (Figure 8). There is no direct or indirect hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen. **No significant effects likely**
IE000206	North Dublin Bay SAC	Out	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] *Petalophyllum ralfsii* (Petalwort) [1395] **Potential Impact** The proposed development site is located 12.7 km from this SAC (Figure 8). There is no direct hydrological pathway between the proposed development site and this SAC. There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be directed to an existing public foul sewer located on Heaney Avenue. This network ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Any silt or pollutants will settle, be dispersed, or diluted along this network, and will ultimately receive treatment at Ringsend WwTP. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located on Park West Road, which in turn outfalls to a public surface water sewer on Heaney Avenue, and ultimately outfalls to the Camac River. Given the minimum distance to this SAC (12.7 km), the proposed attenuation measures implemented in the surface water drainage strategy, and the proposed outfall of surface water to an existing public network, any silt or pollutants will settle, be

			dispersed, or diluted along this network and within the marine environment. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are predicted. No potential impact is foreseen. There is no direct hydrological pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	Out	**Conservation Objectives:** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located 9.7 km from this SPA (Figure 9). There is no direct hydrological pathway between the proposed development site and this SPA. There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater will be directed to an existing public foul sewer located on Heaney Avenue. This network ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Any silt or pollutants will settle, be dispersed, or diluted along this network, and will ultimately receive treatment at Ringsend WwTP. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located on Park West Road, which in turn outfalls to a public surface water sewer on Heaney Avenue, and ultimately outfalls to the Camac River. Given the minimum distance to this SPA (9.7 km), the proposed attenuation measures implemented in the surface water drainage strategy, and the proposed outfall of surface water to an existing public network, any silt or pollutants will settle, be dispersed, or diluted along this network and within the marine environment. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are predicted.

			No potential impact is foreseen. There is no direct hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004040	Wicklow Mountains SPA	Out	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103] **Potential Impact** The proposed development site is located at a minimum distance of 10.3 km from the Wicklow Mountains SPA (Figure 9). There is no direct or indirect hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen. **No significant effects are likely**
IE004006	North Bull Island SPA	Out	**Conservation Objectives:** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located 12.8 km from this SPA (Figure 9). There is no direct hydrological pathway between the proposed development site and this SPA. There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul

			wastewater will be directed to an existing public foul sewer located on Heaney Avenue. This network ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Any silt or pollutants will settle, be dispersed, or diluted along this network, and will ultimately receive treatment at Ringsend WwTP. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located on Park West Road, which in turn outfalls to a public surface water sewer on Heaney Avenue, and ultimately outfalls to the Camac River. Given the minimum distance to this SPA (12.8 km), the proposed attenuation measures implemented in the surface water drainage strategy, and the proposed outfall of surface water to an existing public network, any silt or pollutants will settle, be dispersed, or diluted along this network and within the marine environment. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are predicted. No potential impact is foreseen. There is no direct hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**

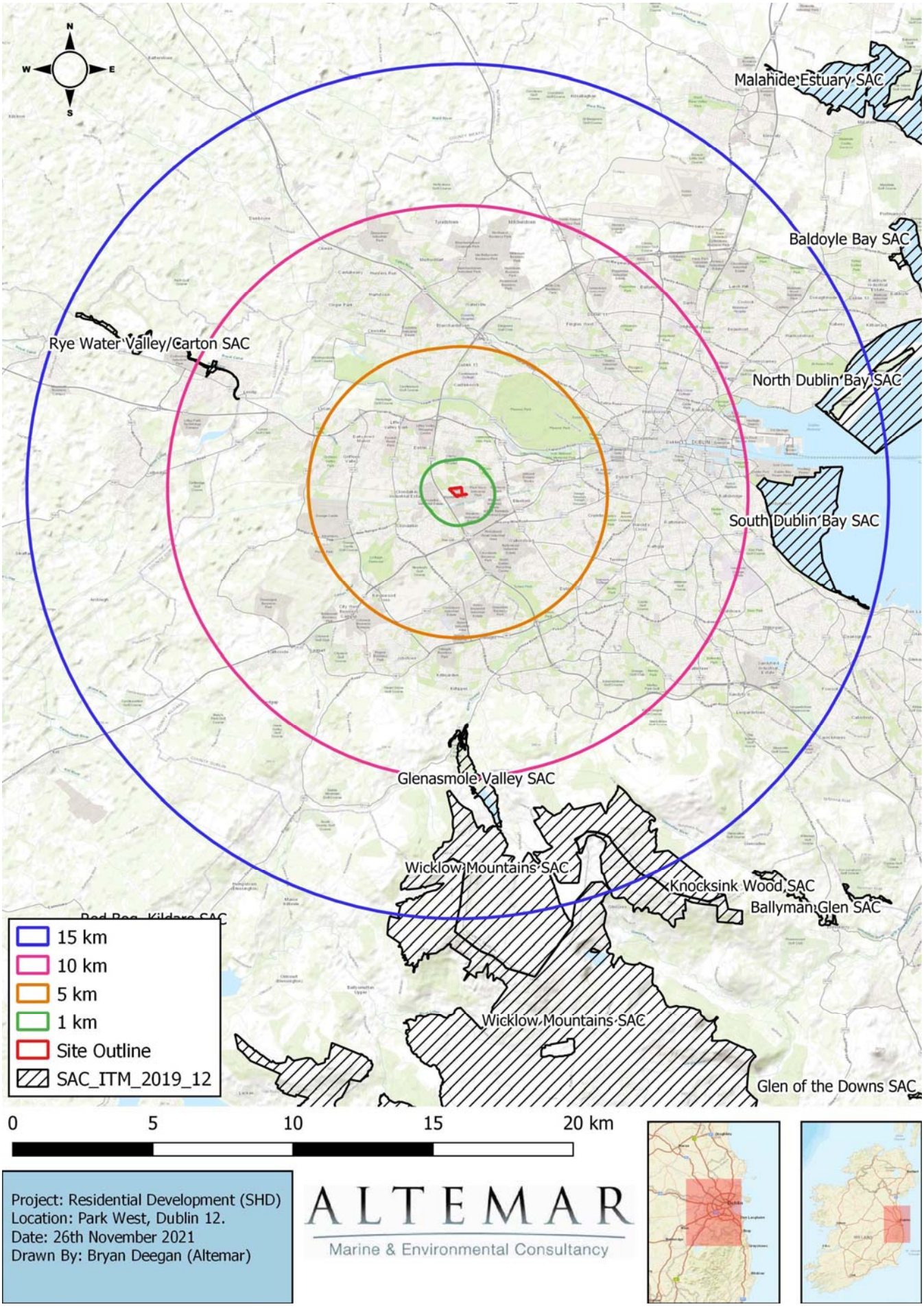


Figure 8. Special Areas of Conservation located within 15km of the proposed development

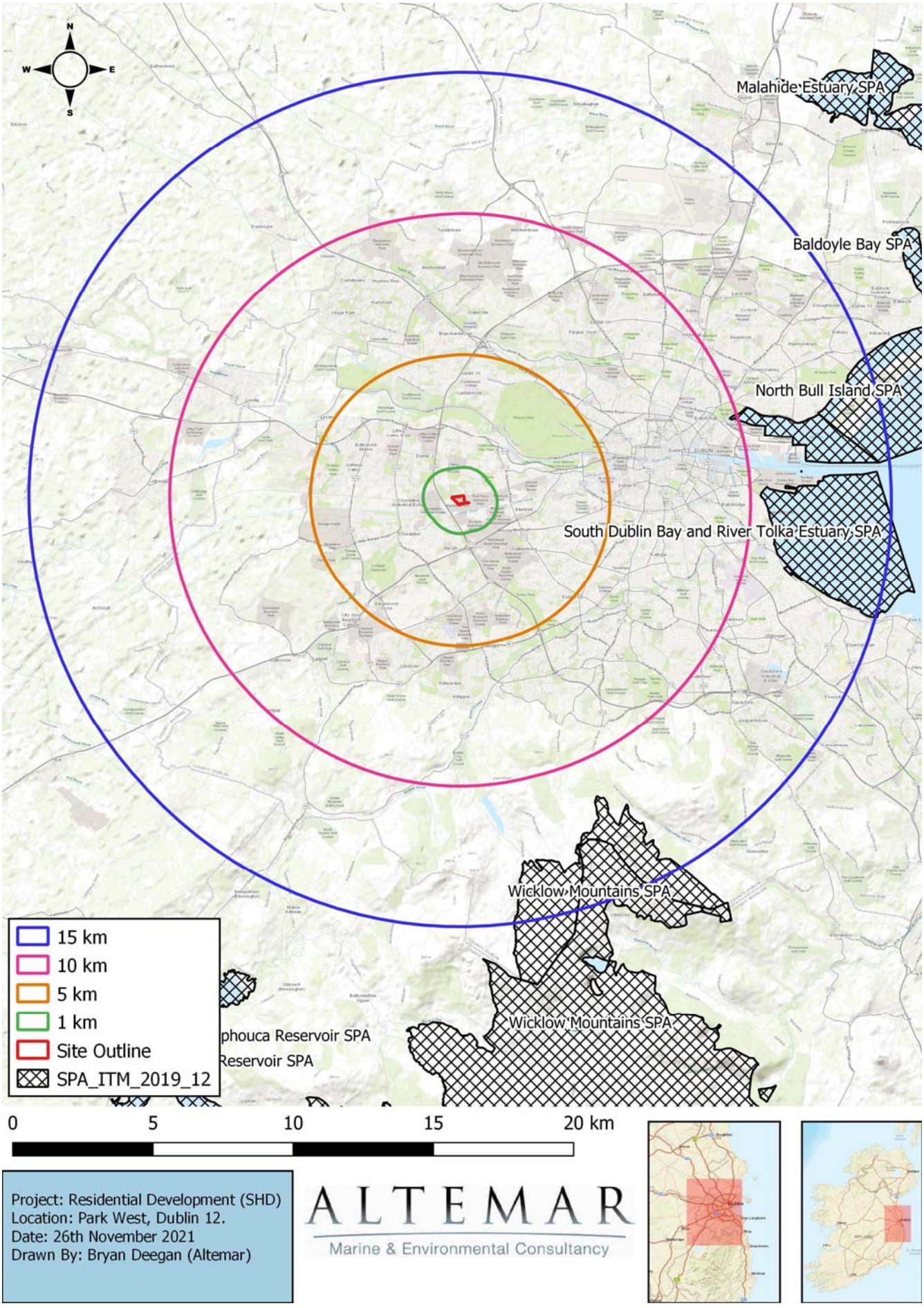


Figure 9. Special Protection Areas within 15km of the proposed development

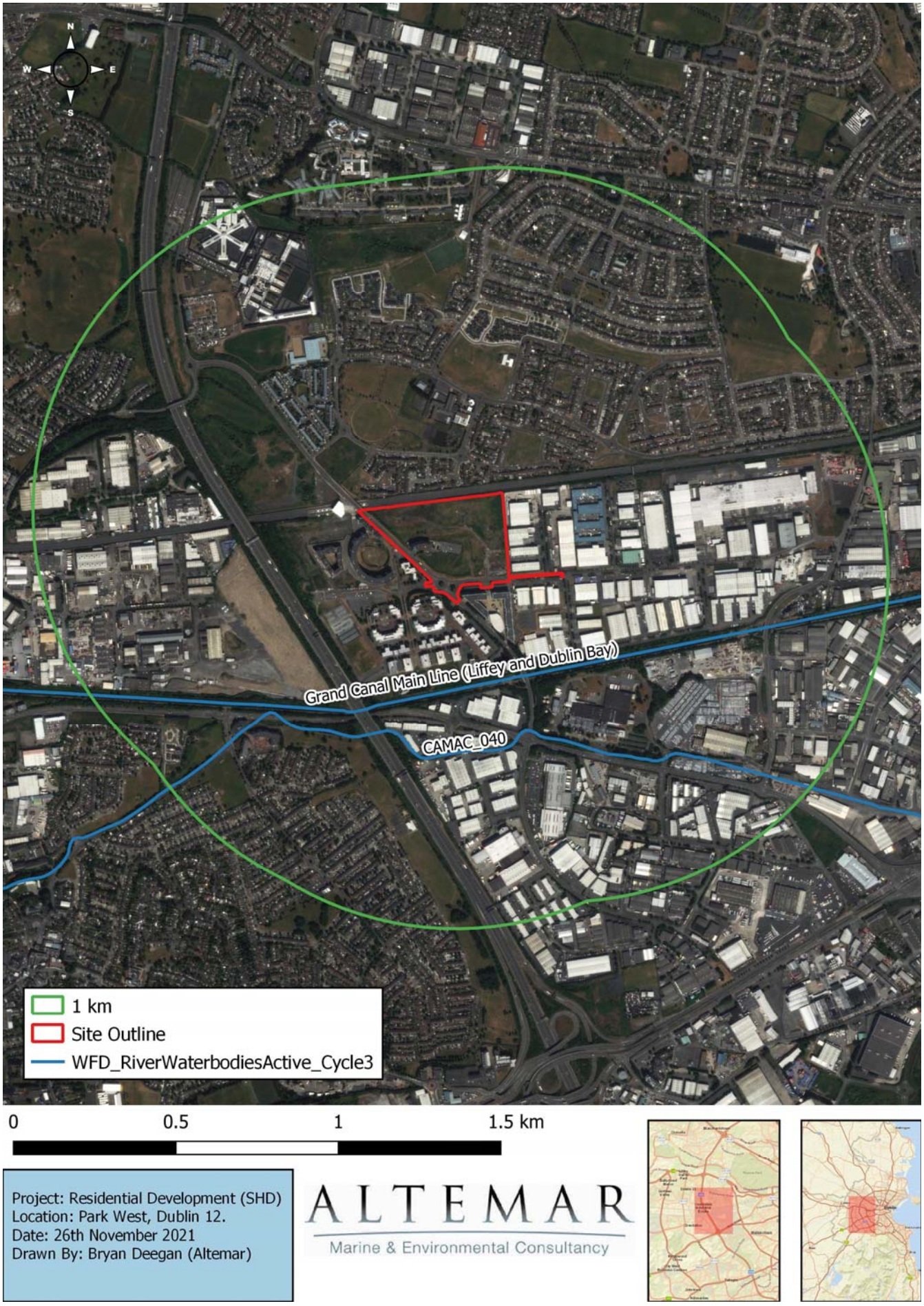


Figure 10. Waterbodies within 1km of the proposed development (EPA-WFD data)

In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject site. The following is a list of planning applications as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Map Viewer' portal:

Table 3. In-combination effects evaluated (proximate to subject site)

Planning Ref.	Address	Proposal
3403/21	Site (1.26 ha) at Blocks 70 and 72 Park West Avenue and Park West Road, Park West, Dublin 12	Planning permission for the proposed development will consist of modifications to the permitted residential development of 86 no. residential units over retail/restaurant uses (reg. ref. 3798/18, 3941/20, 2517/21) within blocks 70 and 72 as follows: modifications to the private amenity spaces attached to 65 no. residential units at ground , first, second and third floor levels to provide winter gardens in lieu of previously permitted balconies including alterations to the existing curtain walling and permitted elevations. The floor area of the apartments and private amenity spaces remains unchanged from that previously permitted. Omission of previously permitted canopy at fourth floor level. The total number of apartment units (86 no.), designated car parking spaces (86 no.) bicycle parking spaces (167 no.) and gross floor area of blocks 70 and 72 all remain as previously permitted.
2517/21	Blocks 70 and 72, Park West Avenue and Park West Road, Park West, Dublin 12	Permission for development on this site (1.26 ha). The proposed development will consist of modifications to the permitted residential development of 84 no. residential units over retail/ restaurant uses (Reg. Ref. 3798/18) with Blocks 70 and 72 and involves the provision of 1 no. additional 1 bed apartment unit at second floor level and 1 no. additional 1 bed unit at third floor level in lieu of part of the previously permitted community rooms. The gross floor area of each of the permitted community rooms will be reduced from 164 sqm to 49 sqm at both second and third floor levels. Permission is also sought for modifications to the shared basement accommodation involving insertion of 2 no. additional car parking spaces and all associated site and development works. The total number of apartment units within Block 70 and 72 will increase from 84 no. to 86 no. units and designated residential car parking spaces will increase from 84 no. to 86 no. spaces.
3941/20	Blocks 70 & 72, Park West Avenue and Park West Road, Park West, Dublin 12	Permission for development on this site (1.26ha). The proposed development will consist of modifications to the permitted residential development of 84no. residential units over retail/restaurant uses (Reg. Ref. 3798/18) within Blocks 70 and 72 as follows: - Replacement of existing basement level plants rooms with new entrance lobbies accommodating lift/staircore and plant areas and extending to the permitted ground floor foyer areas within both Blocks 70 and 72. New entrance doors are to be inserted into the proposed basement lobby area on the northern elevation of Block 70 and the south western elevation of Block 72. The gross floor area of the permitted Block 70 increases from 5,715sq.m to 5,855sq.m. The gross floor area of the permitted Block 72 increases from 4,985sq.m to 5,126sq.m.

		Amendments to the penthouse levels (fifth floor level) elevations of both Blocks 70 and 72 involving the provision of aluminium cladding, windows and doors in lieu of previously permitted glazed curtain walling and revised materials on the penthouse canopies. Internal reconfiguration of the permitted apartments, hallways lift/stair cores and lobby areas to provide for storage areas in lieu of previously permitted ensuite bathrooms within all apartments, fire vents and additional circulation spaces to hallways within both Blocks 70 and 72. Replacement of the permitted green roofs on both Blocks 70 and 72 with a standard roof finish. Permission is also sought for modifications to the shared basement accommodation involving reconfiguration of the permitted car parking spaces and all associated site and development works. The total number of apartment units (84no.), designated car parking spaces (84no.) and bicycle parking spaces (167no.) all remain as previously permitted.
SD20A/0309	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22	Provision of 4 new information and communications technology (ICT) Facility buildings and associated development at the subject site, superseding elements of the extant planning permissions on site (Reg. Ref.: SD18A/0068 and Reg, Ref.: SD19A/0185). The application site is subject to an EPA Industrial Emissions Licence (Ref. No,: P1113-01) relating to the Energy Centre permitted on site, The single storey Energy Centre, gas pressure reduction station, and 110kV Gas Insulated Switchgear (GIS) substation permitted under Reg, Ref.: SD18AI0068 and Reg. Ref.: SD19AI0185 will be constructed as previously approved and are not affected by the current application. The proposed development will comprise the following: The construction of 4 ICT Facility buildings (ICT Facilities 1, 2, 3, and 4) with a combined total gross floor area {GFA) of c. 47,564.5 sq.m, Each ICT Facility building includes associated external plant areas, totalling c, 20,649.5 sq,m, ICT Facilities 1, 2, and 3 will be located in the eastern portion of the site, and each comprise a GFA of c. 15,196 sq.m (including ancillary office and administration space) over part two and part three levels with a maximum height of c, 25 metres and a parapet height of c, 19.5 metres, Each of the ICT Facilities will include an associated external plant area of c, 6,624 sq,m, ICT Facility 4 will be located in the southern portion of the site and comprises a GFA of c, 1,976.5 sq,m (including ancillary office and administration space) over two levels with a maximum height of c, 15 metres and a parapet height of c. 10.5 metres, This ICT Facility includes an associated external plant area of c. 777.5sq.m, Each ICT Facility building will accommodate ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and screened plant. Construction of internal road network and circulation areas, footpaths, provision of 153 no. car parking spaces and 54 no, cycle parking spaces. Connections to vehicular access routes, roads, services and permitted infrastructure relating to the Energy Centre and 110kV GIS substation permitted under Reg, Ref.: SD18A/0068 and Reg, Ref.: SD19A/0185. Provision of emergency generators with associated flues, water storage tanks and

		associated pump rooms (comprising 150 sq,m in total) to serve each of the proposed ICT Facility Buildings. Hard and soft landscaping and planting, lighting, and all associated works, including underground foul and storm water drainage network, boundary treatments and security fencing, attenuation areas, and utility cables.
SD18A/0068	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22.	Alterations to approved plans (Grant of Permission ref PL06S.243151 and PA Reg Ref SD13A/0271) consisting of the following to be constructed in a minimum of two phases: The construction of a similar 2 storey data centre with a gross floor area of c.44,323sq.m associated single storey combined heat and power plant (Energy Centre) with a gross floor area of c.7,109sq.m with ancillary 2 storey operations building with part basement with a gross floor area of c. 2,998sq.m. The Data Centre shall comprise the following uses: offices, canteen, computer and associated support areas, electrical component rooms, plant and associated equipment. The combined heat and power plant shall comprise the following uses: generator and gas fired engine rooms, boiler rooms, chiller rooms, plant and associated equipment. On the site are previously granted gas pressure reduction station and previously granted 110kV substation solely for the use of Crag Digital Limited in support of this development. Also proposed as revisions are removal of 2 end masts for undergrounding of overhead 38kV Power Lines, revisions to Security Hut, omission of Cooling Towers and all revised associated storage tanks, flues, access roads, services, entrance gates and perimeter fencing at 3m high, landscaping and infrastructure inclusive of 94 car parking spaces, retention pond and revised diversion of existing 1200mm diameter arterial sewer as agreed with Irish Water, and all sundry associated minor works. The development will be consequent on previously granted demolition of the existing logistics centre and associated ancillary buildings, retention of existing mobile phone mast and ancillary plant.
3798/18	Blocks 70 & 72, Park West Avenue and Park West Road, Park West, Dublin 12	Marblegate Limited intend to apply for permission for development on this site (1.27 ha) at Blocks 70 and 72, Park West Avenue and Park West Road, Park West, Dublin 12. The proposed development will consist of the conversion, extension and change of use of existing Blocks 70 and 72 from commercial office over ground floor retail/restaurant uses to provide for a residential development with a total of 84 no. apartments over retail/restaurant uses, as follows: Block 70: Existing 4 storey over basement block (4,779 sq.m) containing 1,065 sq.m of retail space at ground floor and 3,060 sq.m of office space over floors 1-3 to be converted and extended to a 5 storey over basement block (5,715 sq.m) consisting of 43 no. apartments (comprising 13 no. 1 bed & 30 no. 2 bed apartments) with ancillary accommodation, community rooms, associated balconies and roof terraces over 5 levels, including 3 no. retail units (totalling 328 sq.m) at ground floor and fronting onto the plaza. The revised Block 70 includes a new set back level at fifth floor (936 sq.m) which accommodates 9 of the 43 no. apartments. Block 72: Existing 4 storey over basement block (4,235 sq.m) containing a 370 sq.m restaurant, 484 sq.m of retail space

		and 2,733 sq.m of office space over floors 1-3, to be converted and extended to a 5 storey over basement block (4,985 sq.m) consisting of 41 no. apartments (comprising 21 no. 1 bed & 20 no. 2 bed apartments), with ancillary accommodation, community rooms, associated balconies and roof terraces over 5 levels and including a restaurant (370 sq.m) at ground floor and 1 no. retail unit (171.5 sq.m) fronting onto the plaza. The revised Block 72 includes a new set back level at fifth floor (750 sq.m) which accommodates 8 of the 41 no. apartments. Permission is also sought for modifications to the existing basement accommodation to provide bin stores and bicycle parking, designation of 84 no. existing basement car parking spaces for the proposed residential accommodation at a rate of 1 per apartment, minor revisions to podium level landscaping and all associated site and development works.

Furthermore, planning permission has been approved for a proposed development located within the subject site boundaries. This planning application is outlined in the table below:

Table 4. In-combination effects evaluated (within subject site)

Planning Ref.	Address	Proposal
3436/18	The Aspect Hotel, Nangor Road, Cherry Orchard, Dublin 12.	PERMISSION & RETENTION: Permission and Retention Permission for development on this site (0.75078ha) at the Aspect Hotel, Nangor Road, Cherry Orchard, Dublin 12. The proposed development will comprise/comprises: Permission for a 7 storey extension of 3,704sq.m to the existing hotel. Existing hotel (6,837sq.m) comprises 146 bedrooms. The proposed extension will consist of 78no. bedrooms; a new conference room, kitchen, toilets and all ancillary uses, and accommodation. Retention permission for part of the existing surface car park (permitted under Reg.Ref. 2930/06) and permission for modifications to the existing surface carpark which reduce the existing parking area from 99no. spaces to 85no. spaces and which include an additional 26no. car parking spaces to the north of the hotel bringing the total to 111 spaces. The proposal requires the realignment of the access roads to the north and south of the development and includes landscaping, lighting, bin storage shelter (30.8sq.m) and all associated site and development works.

In relation to the foul water, it will be connected to the Irish Water public sewer and treated at Irish Water's WWTP at Ringsend prior to discharge to Dublin Bay. The Ringsend WWTP is licenced and required to operate under an EPA licence (D0034-01) and to meet environmental legislative and water pollution requirements. The Ringsend WwTP was granted planning permission in 2019 for further upgrades over the next 5 years which includes an increased treatment capacity.

No significant projects are proposed or currently under construction that could potentially cause in combination effects on Natura 2000 sites. Given this, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites will be seen as a result of the proposed development alone or combination with other projects.

Conclusions

The proposed redevelopment project is located in a developed environment, 8.9 km from the nearest Natura 2000 site (Glenasmole Valley SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. There is no direct hydrological pathway from the proposed development site to a Natura 2000 site. There is an indirect pathway to Natura 2000 sites within Dublin Bay via the proposed foul and surface water drainage strategy. Foul wastewater drainage from the proposed development site will be directed to an existing public network, which in turn outfalls to Ringsend WwTP. Any silt or pollutants will settle, be dispersed, or diluted along this network, before receiving treatment at Ringsend WwTP. There is no watercourse proximate to the site. After attenuation, surface water drainage will be directed to an existing public surface water sewer located on Heaney Avenue, which in turn outfalls to the River Camac and discharges to the marine environment at Dublin Bay. Given the minimum distance to a Natura 2000 site along this network (9.7 km to South Dublin Bay and River Tolka Estuary SPA), in the absence of mitigation any silt or pollutants will settle, be dispersed, or diluted. No significant impacts on the qualifying interests of any Natura 2000 site are predicted.

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

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or Natura 2000 site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery. A site visit was carried out on the 10th September 2021 to determine if the site contained possible threats to a NATURA 2000 site.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a proposed Strategic Housing Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12.
Name and Location of NATURA 2000 Sites Within 15km	Glenasmole Valley SAC Wicklow Mountains SAC Rye Water Valley/Carton SAC South Dublin Bay SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA Wicklow Mountains SPA North Bull Island SPA
Project Description	Proposed Strategic Housing Development (SHD)
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
Describe how the project is likely to affect the NATURA 2000 site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No Natura 2000 sites are within the zone of influence of this development. There is no direct hydrological pathway to Natura 2000 sites. Having taken into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect and treatment of effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

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

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.

2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf

3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000; http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf

4. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC; http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf

5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission; http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf

6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf

7. The Status of EU Protected Habitats and Species in Ireland. http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf

8. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 8.0. Department of Housing, Local Government and Heritage.

9. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

10. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs

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

12. NPWS (2021) Conservation objectives for Rye Water Valley/Carton SAC [001398]. Generic Version 8.0. Department of Housing, Local Government and Heritage.

13. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

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