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Marine & Environmental Consultancy

Appropriate Assessment Screening for a mixed-use development at Omni Plaza, Omni Park and Park Shopping Centre, Santry, Dublin 9.

25th August 2022

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

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Table of Contents

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 Screening has been prepared by Altemar Ltd. at the request of Serendale Limited who intend to apply for planning permission for a mixed-use development at Omni Plaza, Omni Park and Park Shopping Centre, Santry, Dublin 9. The AA Screening stage examines the likely significant effects of the proposed works, 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

Permission for a 7 year duration is sought by Serendale Limited for a Strategic Housing Development which comprises the demolition of the existing industrial / warehouse buildings northwest of Omni Park Shopping Centre, Santry, Dublin 9 and the construction of 457 no. apartments across 4 no. blocks, ranging in height from 4-12 storeys (over basement). The proposal includes 2 no. retail/café/restaurant units, 1 no. community building, 1 no. childcare facility, 1no. residential amenity space and 5 no. ESB substations.

The development also provides for a basement carpark of 213 no. spaces and 7 no. motorcycle spaces with 7 no. creche drop-off parking spaces and 6 no. carshare parking spaces located in newly reconfigured surface carpark. The proposal provides for 768 no. bicycle parking spaces.

The proposal includes the provision of a new public open space plaza, with consequential revisions to existing commercial car parking areas, to integrate the proposals with the wider District Centre.

The proposal includes the provision of pedestrian and cycle connections and improvements through Omni Park Shopping Centre, including a plaza and cycle/pedestrian link substantially in the form permitted as part of the Omni Living Strategic Housing Development (Ref. ABP-307011-20).

Access to the proposed 213 no. basement car parking spaces is via the existing Omni Park Shopping Centre. A secondary servicing and emergency access is via the existing service road to the rear of existing retail premises at Omni Park Shopping Centre and accessed from the Swords Road.

The development provides for all associated and ancillary site development, demolition and clearance works, hoarding during construction, revisions to car parking within the Omni Park Shopping Centre, soft and hard landscaping, public realm works, public lighting and signage, ancillary spaces, plant including photovoltaic panels, water infrastructure, utilities and services.

The proposed site outline, location, layout plan, and elevations are demonstrated in Figures 1-5.

Landscape

The landscape strategy for the proposed development has been prepared by Murray & Associates to accompany this planning application. The proposed landscape masterplan is demonstrated in Figure 6.

Figure 1. Proposed site outline and location

Figure 2. Proposed site outline

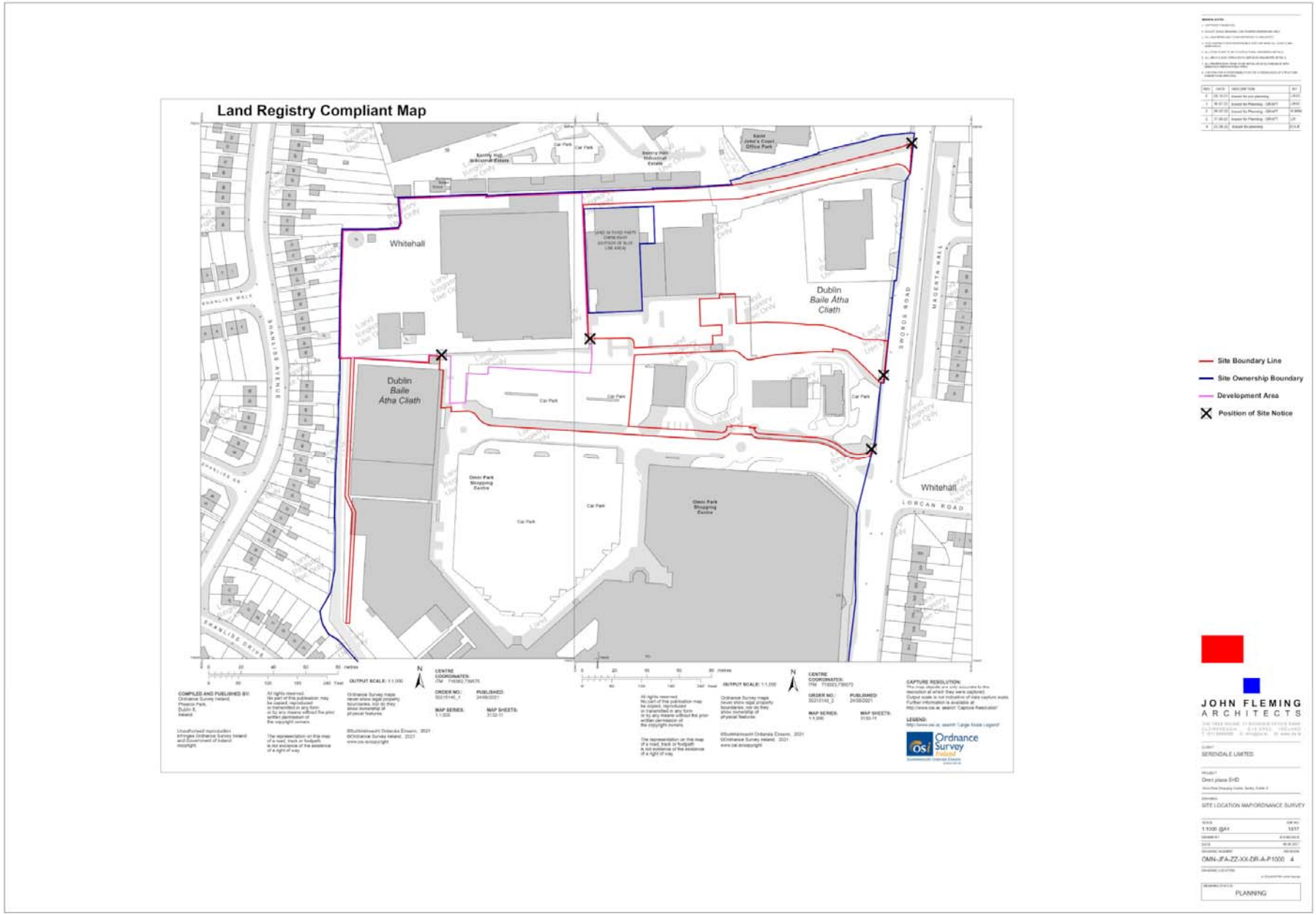

Figure 3. Site location plan

Figure 4. Proposed site layout plan

Figure 5. Elevations

Figure 6. Proposed landscape masterplan

Drainage

An Engineering Planning Report has been prepared by EirEng Consulting Engineers Limited to accompany this planning application. This report outlines the following foul and surface water drainage strategy for the proposed development site:

Foul Drainage

The existing commercial units are drained via gravity into private foul water drainage networks which connect into a public sewer located on Swords Road.

In terms of existing foul water drainage arrangements, the report outlines the following:

'The existing industrial/commercial units located on site are drained via gravity into private foul water drainage networks which connect into a public combined sewer located on Swords Road.

The existing private foul water network will be removed to the northeast site boundary at the corner of the LIDL, the existing foul network from the site boundary to the connection to the public foul sewer on Swords Road will remain as part of the foul design.'

In relation to the proposed foul water drainage arrangements, the report details the following:

'*Foul water flows from the development will be collected in a new slung foul drainage network located in the basement which will connect to a new external foul water drainage network within the site. The foul water outfall will connect into a private foul water sewer located within the site and then will discharge to a public foul sewer on Swords Road as shown on EirEng drawing 201121-ECE-ZZ-XX-DR-C-0003.*

The basement foul drainage network will drain via gravity network to a pump chamber located in the basement. The effluent will then be pumped to ground level and discharge to a stand-off manhole before connecting into the foul drainage network as the requirements of the GDSDS. Basement drainage layout is shown on EirEng drawing 201121-ECE-ZZ-XX-DR-C-0004.

Estimated foul water flows from the site have been calculated in accordance with current Irish Water Code of Practice. According to the Irish Water CoP for Wastewater Infrastructure (Revision 2 July 2020) Dry weather flows (DWF) should be taken as 446 litres per dwelling (2.7 persons per house and a per capita Wastewater flow of 150 litres per head per day along with a 10%-unit consumption).'

The foul water will ultimately enter Ringsend WwTP for treatment.

Surface Water Drainage

In terms of existing surface water drainage arrangements, the report outlines the following:

'*The existing industrial/commercial units currently located on site are drained via gravity into 2 No. surface water drainage networks which connect into a private surface water network. The private surface water network flows east where it connects into a public surface water sewer located within Swords Road.*

The existing surface water networks and their connections to the private surface water network will be decommissioned.'

In relation to the proposed surface water drainage arrangements, the report outlines the following:

'*Surface water run-off from the proposed development will be collected in a new slung surface water drainage network in the basement which will connect to a new external surface water drainage network within the site and fall by gravity to an underground attenuation system located in the communal open space located on the western boundary of the development. The outfall from the attenuation system will be limited to a flow rate of 2 l/s/ha.*

It is proposed to connect the surface water outfall to an existing 750mm public surface water sewer located in the loading area to the west of OMNI Shopping Centre. This 750mm public surface water sewer in turn discharges to a culverted section of the river Wad approximately 550m south of the proposed development. Details of the new outfall route are included on EirEng drawing 201121-ECE-ZZ-XX-DR-C-0002.

The proposed foul, surface water, and basement drainage layouts are demonstrated in Figures 7-8.

Flood Risk Assessment

A Site Specific Flood Risk Assessment has been prepared by EirEng Consulting Engineers to accompany this planning application. This report concludes with the following:

'*Having reviewed the available information the site is considered to be at low risk of coastal and fluvial flooding and therefore in accordance with the Department of Environment, Heritage and Local Government and the Office of Public Work's jointly published Guidance Document for Planning Authorities - The Planning System and Flood Risk Management.*

The majority of the proposed development is classed as Highly Vulnerable with a portion of the scheme considered to be Less Vulnerable (residential comprises only a portion of the ground floor) in accordance with Table 3.1 of the PSFRM Guidelines. The information presented within the following chapters indicate that the proposed site is located within 'Flood Zone C' and is therefore considered Appropriate, for a residential development. The site is also considered to be at low risk of ground water and public sewer flooding. The site is considered to be at risk of pluvial flooding based on the FloodResilienCity mapping. Several mitigation measures including localised ramping at ground floor entrance doorways to provide a threshold, overland flow routes directed away from the buildings and a surface water drainage network including attenuation storage designed to best practice guidelines is considered to be sufficient mitigation measures to provide protection to the development from the potential pluvial flooding risk. As the site will be positively drained, with the proposed SUDS measures reducing the outflow from the site to 2 l/s/ha, and as the existing overland flow routes are within the Omni Park Shopping Centre development falling away from the site, the proposed development will have no measurable increase on the flood risk to neighbouring lands.

Groundwater flood risk from the proposed basement construction have been assessed under a Basement Impact Assessment (BIA) undertaken by AWN Consulting submitted as part of this application. The BIA concluded that there will be no long-term impact on water levels in the shallow or bedrock aquifer, no impact on the current water body status and no impact on groundwater flow patterns in the local area. The BIA also concluded that the bedrock water table will not be affected by the excavation works.

As a result of the analysis, design and mitigation measures the proposed development is considered to be in line with the core principles of the Planning Guidelines and Objective outlined in the Dublin City Development Plan 2016-2022. Under the Planning Guidelines the site is therefore considered suitable for development of commercial and residential land uses.'

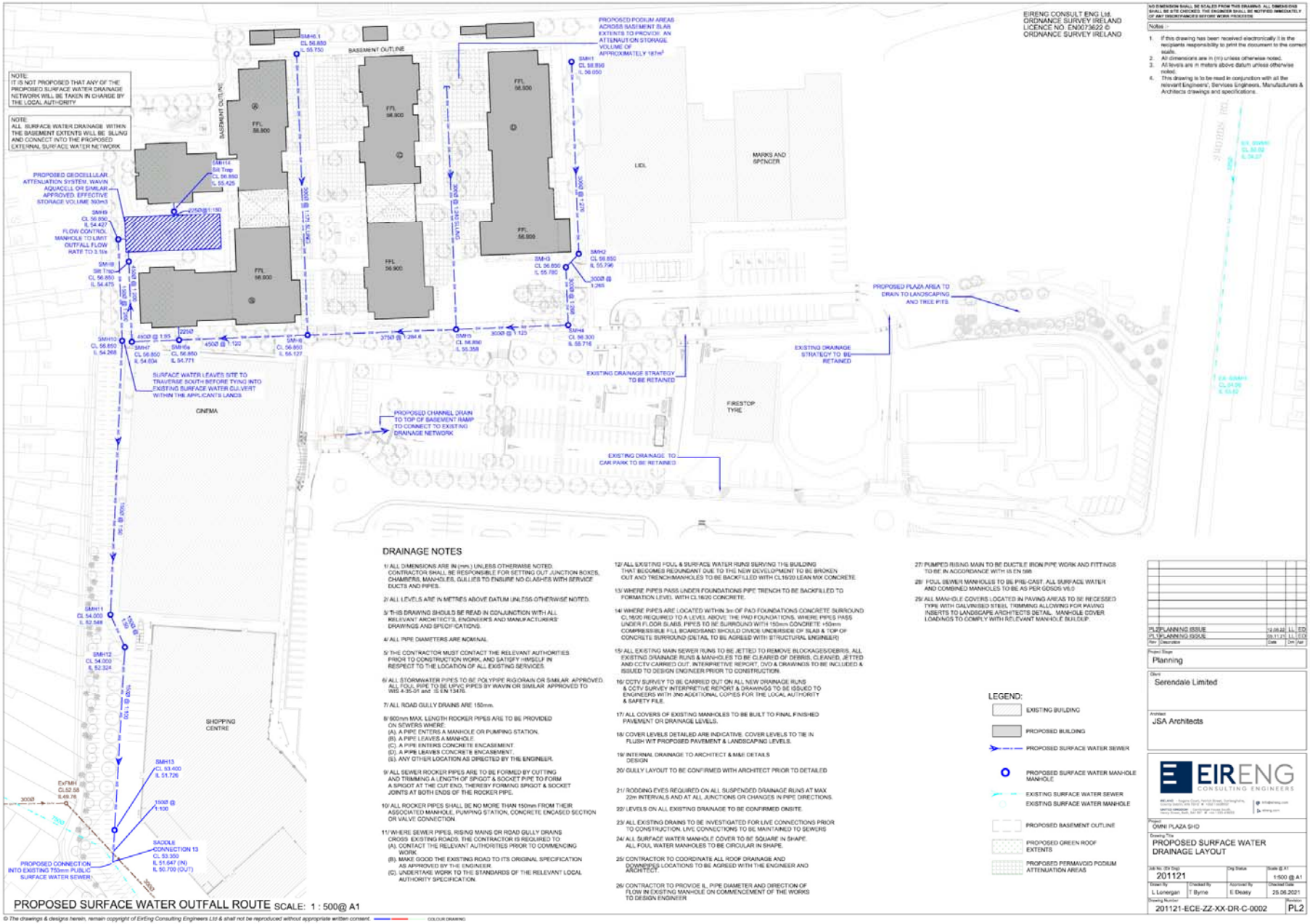

Figure 7. Proposed surface water layout

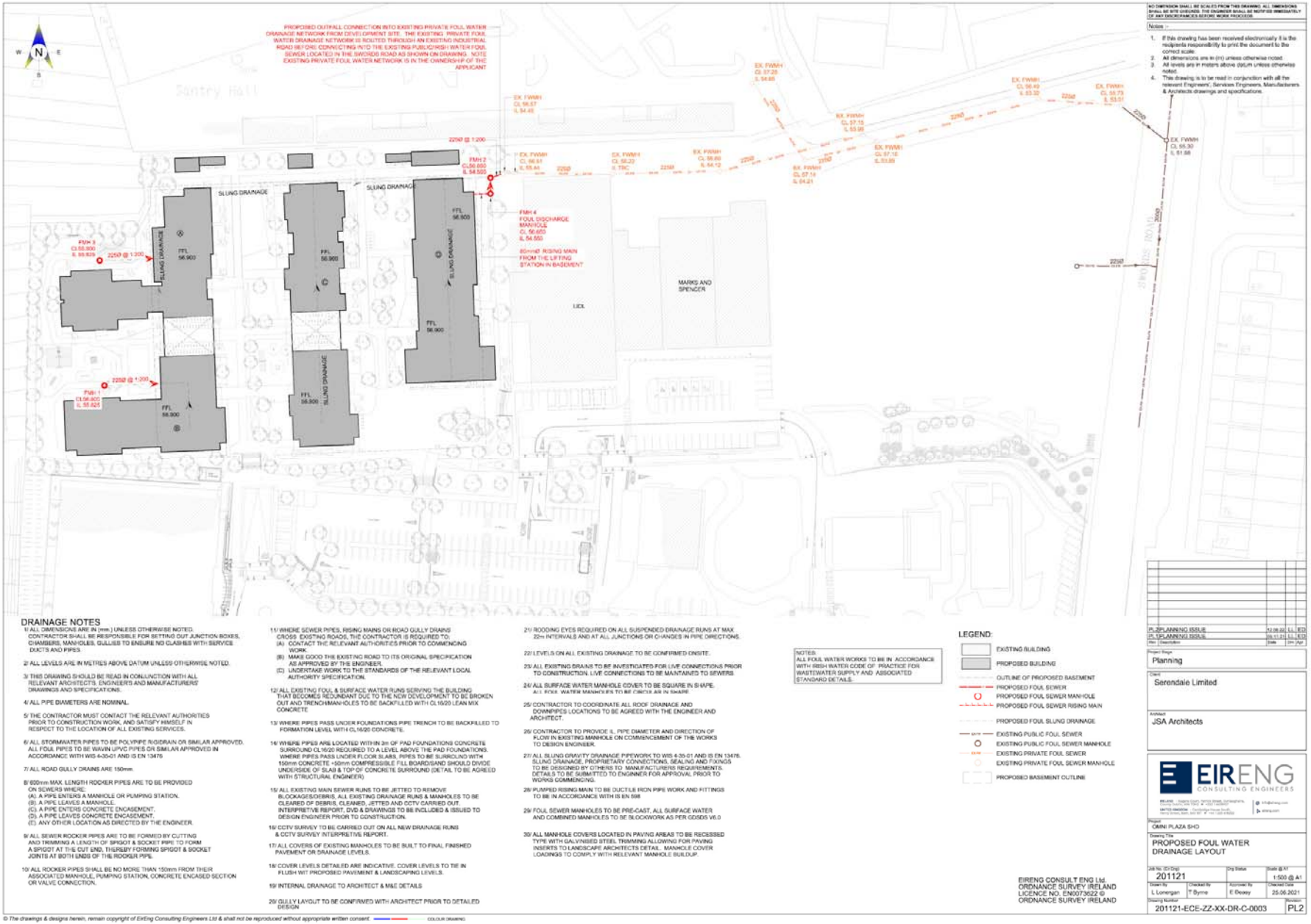

Figure 8. Proposed foul water layout

Identification of Relevant Natura 2000 Sites

The proposed works site is not within a European site. As outlined in the 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 works is its distance from the location of the works. 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 3.7 km away (South Dublin Bay and River Tolka Estuary SPA). 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 the lack of a 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, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. The Natura 2000 sites within 15km are seen in Figures 11 & 12. Watercourses, SACs and SPAs proximate to the proposed development are demonstrated in Figures 13-15. All Natura 2000 sites within 15km are listed in Table 1. The conservation objectives, qualifying interests, and the potential impact of the development on each European site and qualifying interest, are outlined in Table 2. There is no direct or indirect pathway to Natura 2000 sites beyond 15km.. As outlined in the Hydrology Chapter of the accompanying EIAR "*The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental Objectives Regulations, 2009 [S.I. No. 272 of 2009 as amended by SI No. 77 of 2019]*". No European Sites outside of the 15km zone of influence could be impacted by the proposed development

Table 1. Proximity to designated sites of conservation importance

NATURA 2000 Site	Distance
Special Areas of Conservation	
North Dublin Bay SAC	5.5 km
South Dublin Bay SAC	6.6 km
Baldoyle Bay SAC	6.9 km
Malahide Estuary	8 km
Howth Head SAC	10.1 km
Rockabill to Dalkey Island SAC	10.8 km
Ireland's Eye SAC	11.7 km
Rogerstown Estuary SAC	12 km
Special Protection Areas	
South Dublin Bay and River Tolka Estuary SPA	3.7 km
North Bull Island SPA	5.5 km
Baldoyle Bay SPA	7.2 km
Malahide Estuary SPA	8 km
Ireland's Eye SPA	11.5 km
Rogerstown Estuary SPA	12.3 km
Howth Head Coast SPA	12.6 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
IE0000206	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 white dunes (*Ammophila arenaria*) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (*Petalophyllum ralfsii*) [1395] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 5.5km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (5.5 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. In addition as outlined in the Hydrology Chapter of the EIAR '*The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental*

NATURA Code	Name	Screened IN/OUT	Details/Reason
			Objectives Regulations, 2009 [S.I. No. 272 of 2009 as amended by SI No. 77 of 2019]).' No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests or qualifying interests of the Natura 2000 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 within a suburban environment at a minimum distance of 6.6 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (6.6 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site**.** **No significant effects are likely**
IE0000199	Baldoyle 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.

NATURA Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 6.9 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (6.9 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0000205	Malahide Estuary 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] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 8 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected

NATURA Code	Name	Screened IN/OUT	Details/Reason
			to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (8 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site**.** **No significant effects are likely**
IE0000202	Howth Head 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** Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 10.1 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (10.1 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site.

NATURA Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0003000	Rockabill to Dalkey Island 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** Reefs [1170] Harbour Porpoise (*Phocoena phocoena*) [1351] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 10.8 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During the construction phase of development, as outlined in Chapter 7: Hydrology of the accompanying EIAR' The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental Objectives Regulations, 2009 [S.I. No. 272 of 2009 as amended by SI No. 77 of 2019])'. After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (10.8 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**

NATURA Code	Name	Screened IN/OUT	Details/Reason
IE0002193	Ireland's Eye 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** Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 11.7 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (11.7 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site**.** **No significant effects are likely**
IE0000208	Rogerstown Estuary 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** Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] **Potential Impact**

NATURA Code	Name	Screened IN/OUT	Details/Reason
			The proposed development site is located within a suburban environment at a minimum distance of 12 km from this SAC (Figure 11). There is no direct pathway from the proposed site to this SAC. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (12 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. 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 within a suburban environment at a minimum distance of 3.7 km from the South

NATURA Code	Name	Screened IN/OUT	Details/Reason
			Dublin Bay and River Tolka Estuary SPA (Figure 12). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. As outlined in the Hydrology Chapter '*The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental Objectives Regulations, 2009 [S.I. No. 272 of 2009 as amended by SI No. 77 of 2019])*.' During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (3.7 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. Given the minimum distance to this SPA (3.7 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site**.** **No significant effects are likely**
IE0004006	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]

NATURA Code	Name	Screened IN/OUT	Details/Reason
			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 within a suburban environment at a minimum distance of 5.5 km from the North Bull Island SPA (Figure 12). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During the construction phase of development, as outlined in Chapter 7: Hydrology of the accompanying EIAR '*The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental Objectives Regulations, 2009 [S.I. No. 272 of 2009 as amended by SI No. 77 of 2019*])' After attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (5.5 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. The qualifying

NATURA Code	Name	Screened IN/OUT	Details/Reason
			interests of the SPA were not noted on site. The site consists of built land and is of low biodiversity importance. Given the minimum distance to this SPA (5.5 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004016	Baldoyle Bay 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] Ringed Plover (*Charadrius hiaticula*) [A137] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Bar-tailed Godwit (*Limosa lapponica*) [A157] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 7.2 km from this SPA (Figure 11). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (7.2 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. The qualifying interests of the SPA were not noted on site. The site consists of built land and is of low biodiversity importance.

NATURA Code	Name	Screened IN/OUT	Details/Reason
			Given the minimum distance to this SPA (7.2 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004025	Malahide 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** Great Crested Grebe (*Podiceps cristatus*) [A005] Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Pintail (*Anas acuta*) [A054] Goldeneye (*Bucephala clangula*) [A067] Red-breasted Merganser (*Mergus serrator*) [A069] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 8 km from this SPA (Figure 11). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum

NATURA Code	Name	Screened IN/OUT	Details/Reason
			distance (8 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. The qualifying interests of the SPA were not noted on site. The site consists of built land and is of low biodiversity importance. Given the minimum distance to this SPA (8 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004117	Ireland's Eye 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** Cormorant (*Phalacrocorax carbo*) [A017] Herring Gull (*Larus argentatus*) [A184] Kittiwake (*Rissa tridactyla*) [A188] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 11.5 km from this SPA (Figure 11). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (11.5 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. Herring gull (*Larus argentatus*) were noted nesting on site. It would be expected that as these birds are nesting on site they are not associated with

NATURA Code	Name	Screened IN/OUT	Details/Reason
			this SPA 11.5 km from the site. Nevertheless, the project must comply with the Wildlife Acts and protect all nesting birds. The loss of nesting habitat would be seen as a medium term and temporary loss as it is likely that the birds will nest on the new buildings on site. Given the minimum distance to this SPA (11.5 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004015	Rogerstown 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** Greylag Goose (*Anser anser*) [A043] Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Redshank (*Tringa totanus*) [A162] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 12.3 km from this SPA (Figure 11). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (12.3 km) via the indirect pathway, any pollutants or silt will

NATURA Code	Name	Screened IN/OUT	Details/Reason
			settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. The qualifying interests of the SPA were not noted on site. The site consists of built land and is of low biodiversity importance. Given the minimum distance to this SPA (12.3 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004113	Howth Head Coast 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** Kittiwake (*Rissa tridactyla*) [A188] **Potential Impact** The proposed development site is located within a suburban environment at a minimum distance of 12.6 km from this SPA (Figure 11). There is no direct pathway from the proposed site to this SPA. There is an indirect pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater will be connected to an existing public sewage network located on Swords Road and will be subsequently transferred to Ringsend WwTP for treatment. During operation, after attenuation on-site, surface water drainage will be directed to an existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (12.6 km) via the indirect pathway, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. The indirect pathway of surface water will not result in a significant effect on the Natura 2000 site. The qualifying interests of the SPA were not noted on site. The site consists of built land and is of low biodiversity importance. Given the minimum distance to this SPA (12.6 km) across a densely populated and developed area, no light or noise impacts on the qualifying interests of this SPA are predicted. Further, the proposed development site is a brownfield site consisting of a disused

NATURA Code	Name	Screened IN/OUT	Details/Reason
			warehousing unit and carparking area and does not provide ample roosting, nesting, or foraging opportunities for the bird species protected as qualifying interests of this SPA. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**

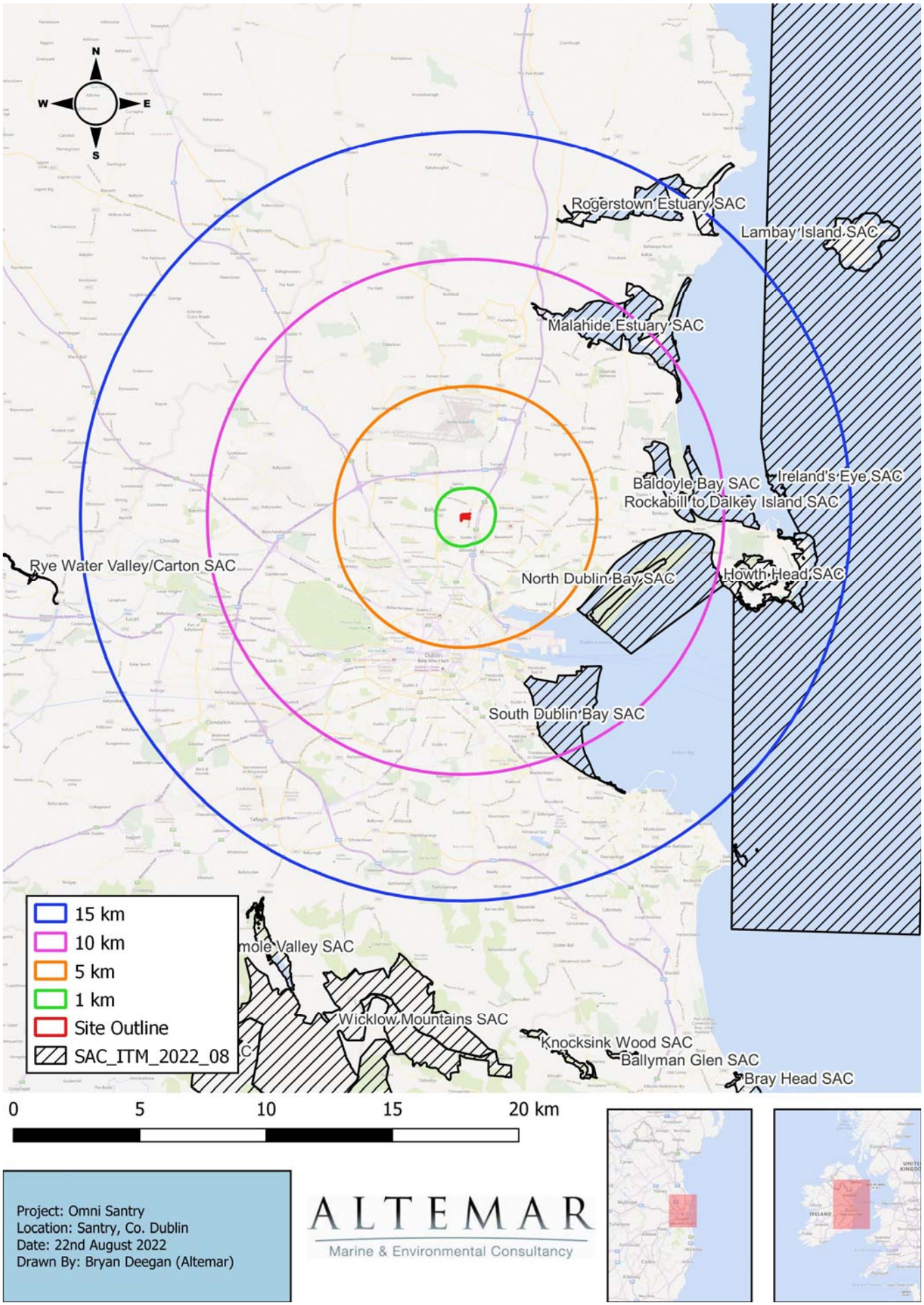

Figure 9. Special Areas of Conservation (SAC) located within 15km of the proposed development

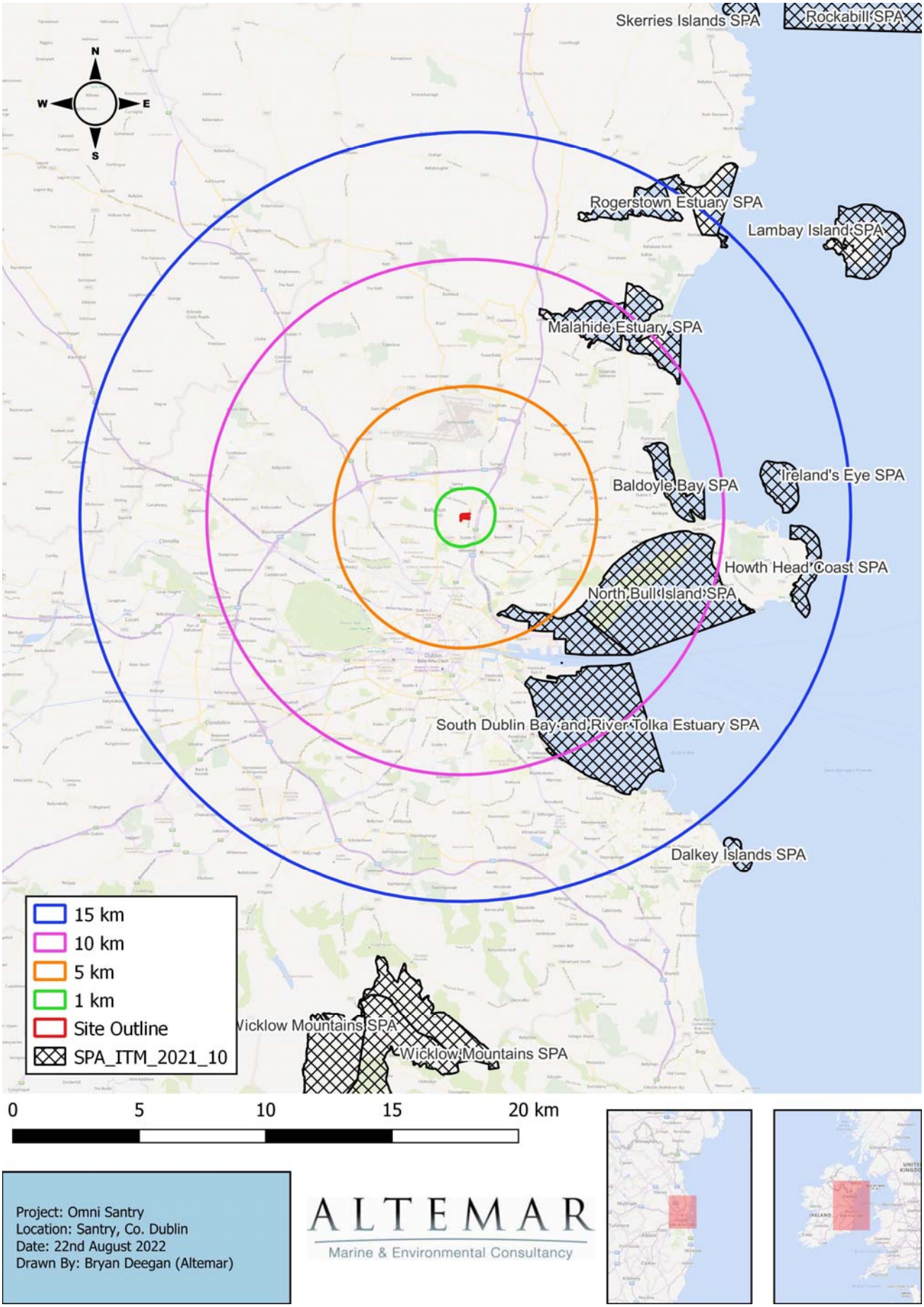

Figure 10. Special Protection Areas (SPA) within 15km of the proposed development

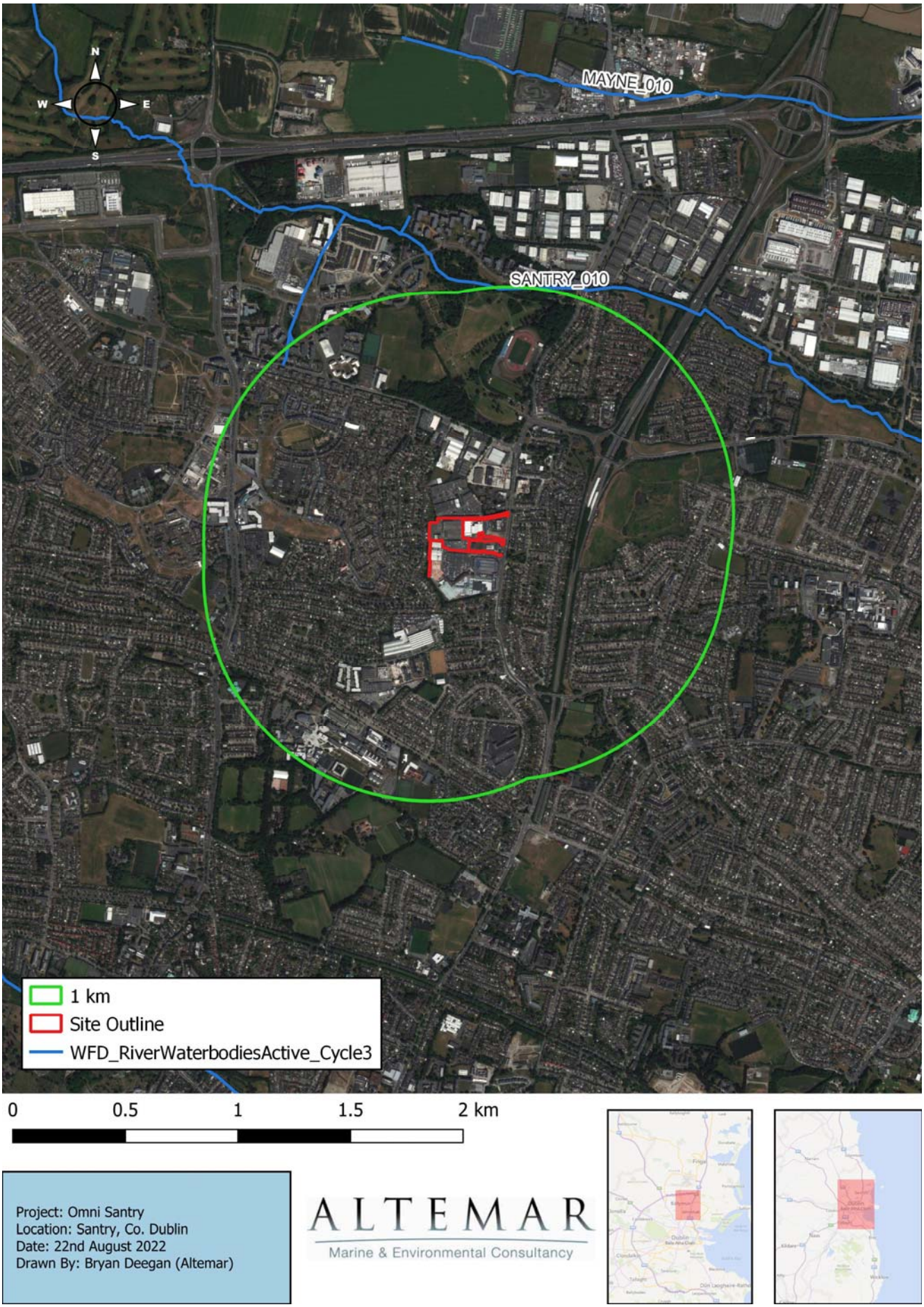

Figure 11. Watercourses proximate to the proposed development site

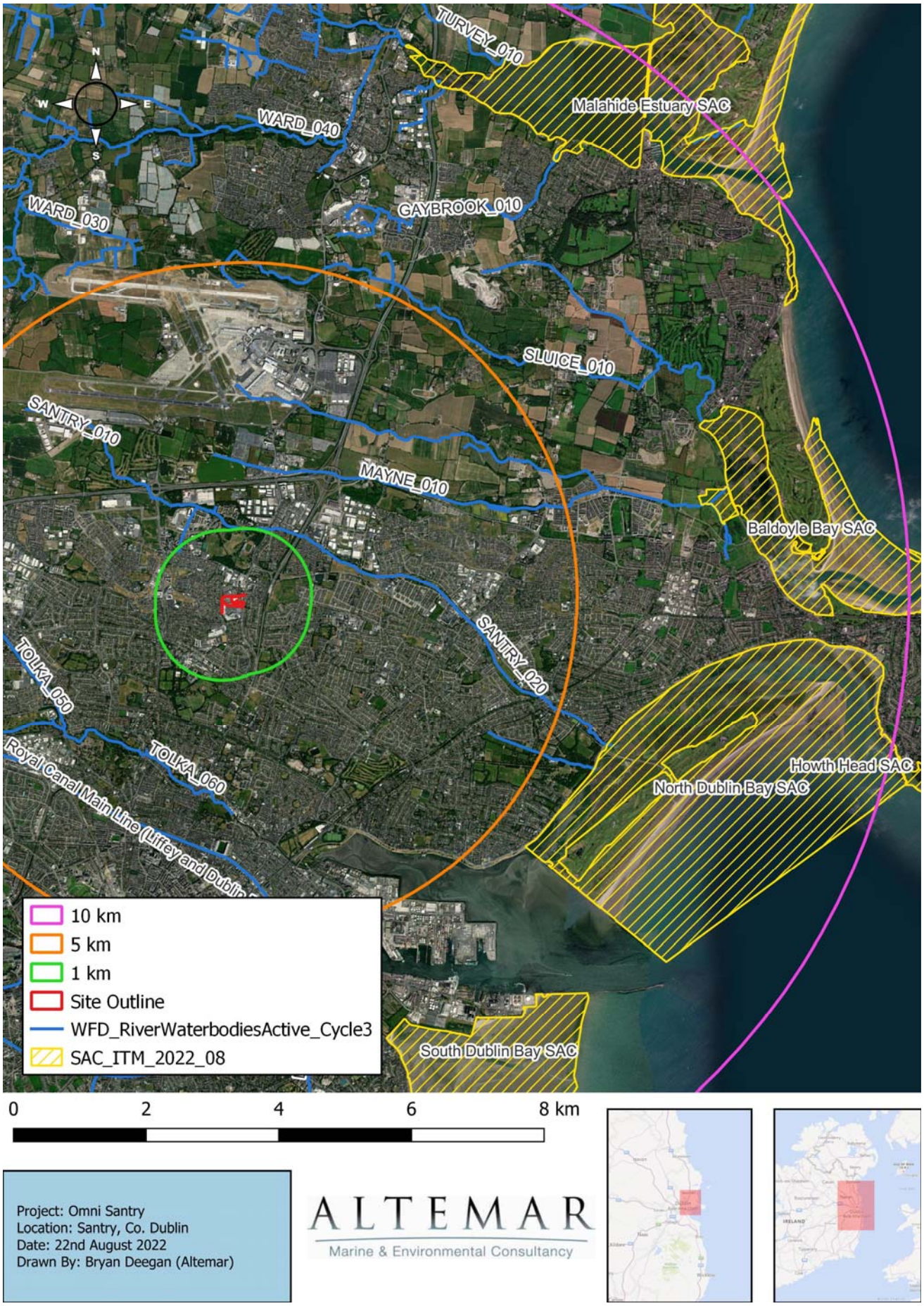

Figure 12. Watercourses and SACs within 10km of the proposed development site

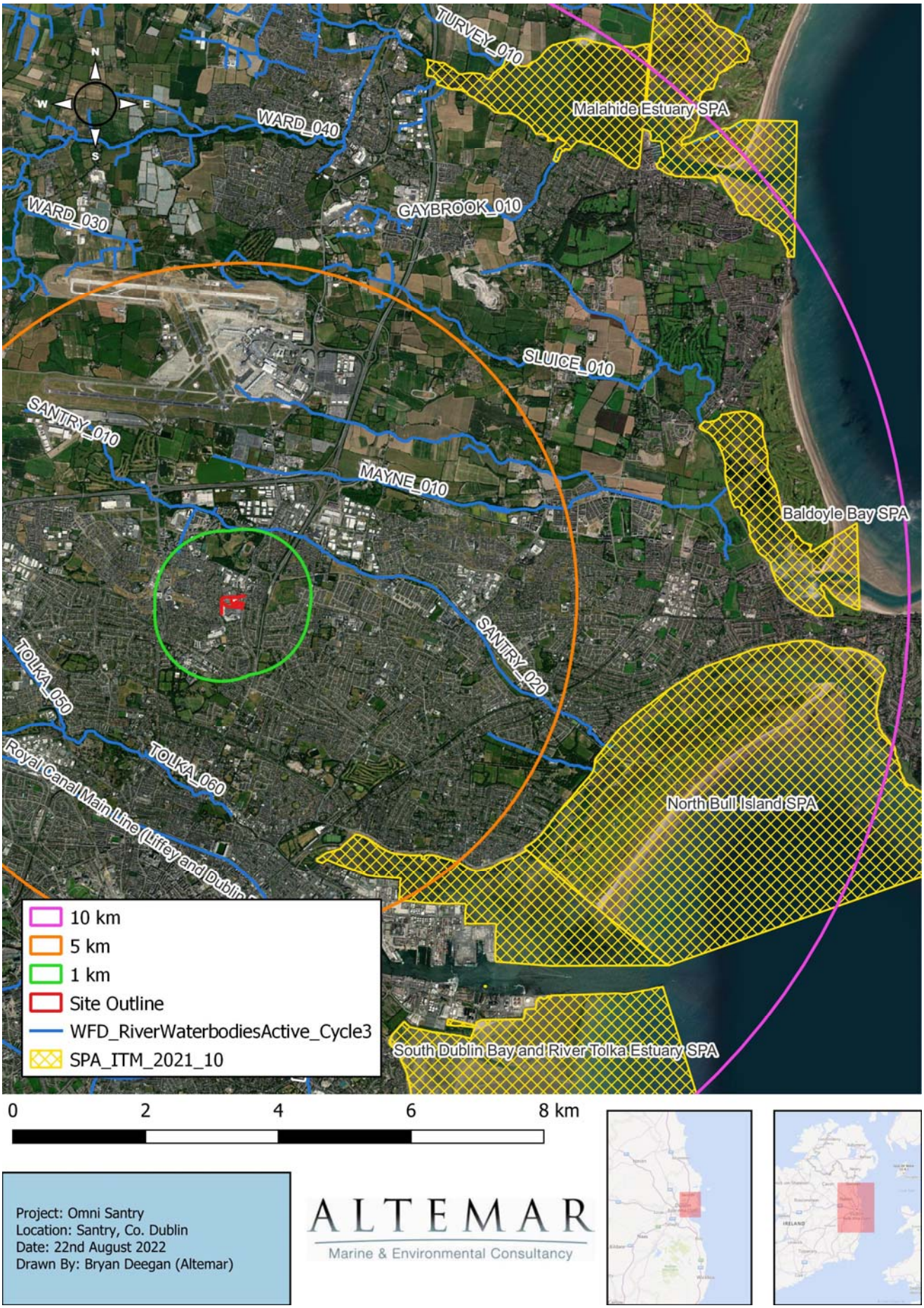

Figure 13. Watercourses and SPAs within 10km of the proposed development site

In-Combination Effects

There are several proposed developments that were granted planning permission on lands proximate to the proposed development 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' portal[2]:

Table 3. Approved developments located proximate to the subject site

Planning Ref.	Address	Proposal
2737/19	Santry Avenue, & Swords Road, Santry, Dublin 9.	Permission for development, consisting of modifications to a permitted mixed use development under Ref. 2713/17, located at Santry Avenue and Swords Road, Santry, Dublin 9. Permission is sought to increase the height of Blocks A, B and C from permitted 5 storeys to proposed 7 storeys and for a change in unit type and increase in number of apartments i.e. 70 no. apartments, which will result in a change from 137 no. permitted apartments to 207 no. 1, 2 & 3 bed apartments in the aforementioned buildings, including provision of balconies and roof terraces (i.e. 240sq.m. each) to Blocks A, B & C. The ground floor of Block C will accommodate a unit (i.e. 210sq.m.) for community use in compliance with condition no. 3 attached to planning permission Ref. 2713/17. The proposed development also seeks to provide additional office floor space to both Blocks D & E, providing an increase of 2,931sq.m. of office accommodation to the overall previously permitted development. Block D will increase in height from permitted 2 & 4 storeys to proposed 3 & 5 storeys, while Block E will increase in height from permitted 4 storeys to proposed 5 storeys. Permission is also sought for an extension to the permitted basement car park, (i.e. 1,273sq.m.), to accommodate 52 no. additional car parking spaces, additional bicycle parking and a new emergency escape route to the surface. The proposed development also provides for conversion of 3 no. surface car parking spaces to 3 no. "GoCar" spaces to the north of Block B, and all associated site development works, on a site area of 1.55ha. The effect of the proposed development will be a modification to an extant permission under Ref. 2713/17.
2713/17	Santry Avenue and Swords Road, Santry, Dublin 9.	Permission for development at a site located at Santry Avenue and Swords Road, Santry, Dublin 9. The site is generally bound to the east by Swords road, to the south by St. John's Business Court, to the southwest by Santry Hall Industrial Estate, to the west by Santry Avenue Industrial Estate, and to the north by Santry Avenue and Heiton Buckleys Builders Merchants. The proposed development (c.25,083 sq m total gfa above basement car park, and excluding plant, bin stores and bike stores), generally comprises: the partial demolition (c.7,781 sq m gfa) of an existing 8-bay warehouse (c.9,539 sq m gfa), and the construction of: 1 no. 5-storey mixed use building fronting Swords Road (Block A: c.5,932 sq m gfa in total), including 3 no. retail/commercial units (c.502 sq m) at ground level and 48 no. residential units in levels above; 1 no. 5-storey residential building (Block B: c.5,233 sq m gfa, 47 no. residential units); 1 no. 5-storey mixed use building (Block C:c.5,383 sq m gfa in total), including 2 no. office units (c.373 sq m gfa) and 1 no. crèche (c.331 sq m gfa) at ground floor, and 42 no. residential units from ground to 4th floor levels; the refurbishment of the partially retained and reclad double height warehouse (2-bays, 1,758 sq m gfa) with new 4-storey extension, to accommodate commercial office use

[2] https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de

Planning Ref.	Address	Proposal
		(Block D: c.6,733 sq m gfa in total); and a new 4-storey commercial office building (Block E: c.1,802 sq m gfa in total); The proposed development accommodates 137 no. residential units in total (25 no. 3-bed, 88 no. 2-bed and 24 no. 1-bed); And all ancillary and associated site development works, including: new vehicular and pedestrian access via Swords Road at the north east corner of the site, and environmental improvements along the Swords Road frontage; upgrading of existing vehicular and pedestrian access via Santry Avenue; new basement car park (c.3,988 sq m) accessed via ramp under Block A accommodating 122 no. car parking spaces (to include 6 no. disabled access), 100 no. bicycle parking spaces, plant, etc.; 151 no. surface car parking spaces (to include 7 no. disabled access); 100 no. surface bicycle spaces; bin storage at ground level in Blocks B and C; surface water attenuation tank; and, hard and soft landscaping, lighting and boundary treatment works; all on a site of c. 1.9Ha.
ABP-303358-19	Former Swiss Cottage lands, Swords Road, Santry, Dublin 9.	Strategic Housing Development – Application for 120 no. apartments and associated site works. The proposed development will amend and supersede the development currently being undertaken on site permitted under ABP-303358-19.
ABP-306987-20	Former Swiss Cottage lands, Swords Road, Santry, Dublin 9.	A planning permission for a mixed-use strategic housing development comprising of a "Build to Rent" residential development and commercial units on lands (0.48 hectares) at former Swiss Cottage lands, Swords Road, Santry, Dublin 9. The subject site is bound by Schoolhouse Lane to the north, Swords Road to the west, the rear of residential dwellings to the east at Magenta Crescent and a commercial property to the south.

Furthermore, there are several development proposals located on or adjacent to the lands of the proposed site that have been granted planning permission. The following is a planning history as identified in the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal:

Table 4. Approved developments located within the blue line and/or part of the subject site.

Planning Ref.	Address	Proposal
3811/20	Omni Park Shopping Centre, Swords Road, Santry, Dublin 9.	Planning permission for development on the island site known as Building 126 (formerly known as units 122A & B Plan Reg Ref 3767/18) to east of Omni Park Shopping Centre, Swords Road, Santry, Dublin 9. The proposed new development will consist of a 3 storey multi-tenant commercial building c. 1992 sqm with full banking and financial service uses on ground level in unit 126-1 circa 390 sqm to include cashiers, self-service devices, offices, event space, external ATM and ancillary accommodation and unit 126-2 circa 109 sqm of retail use; associated illuminated corporate signage at corner entrances indicated on elevations, first floor office accommodation circa 558 sqm, second floor of media-associated use circa 558 sqm; 11 car parking spaces with bicycle stands, plant room and waste storage facility, including associated modifications to internal road and footpath layouts.
2966/18	Unit 13, Omni Park Shopping Centre, Swords Road, Santry, Dublin 9.	Planning permission for a change of use of ground floor retail mall Unit 13 (122 sqm) Omni Park Shopping Centre, Swords Road, Santry, Dublin 9. The proposed change of existing retail use Unit 13 previously permitted under Reg. Ref. 1438/88; 2864/89; 2658/90; 1775/91; 5303/05 for use as restaurant, cafe and associated internal

		exempted mall shop signage together with any ancillary associated site works.
ABP 307011-20	Omni Living, Omni Park, Santry, Dublin 9.	Omni Living is an approved mixed use scheme consisting of 3 buildings of 324 apartments, ground floor amenity and creche as well as an 81 room aparthotel. The 3 building blocks will comprise of the following: • Block A – An 8-12 storey mixed use building with one café/restaurant/retail unit on the ground floor providing 130 no. residential units (45 no. one-bedroom, 78 no. two-bedroom and 7 no. studios). • Block B – A 7-11 storey mixed use building with a creche at ground level providing 135 no. residential units (69 no. one-bedroom units, 54 no. two-bedroom units, 12 no. studios). • Block C – A 5-9 storey mixed use building delivering 59 no. residential units (12 no. one-bedroom and 47 no. two-bedroom), internal amenity space and an 81 no. bedroom aparthotel. 2.109 The scheme will create a new pedestrian entrance plaza to the Omni area with landscaped open areas.

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.

No significant cumulative impacts are likely in relation to the proposed development.

Conclusion

The proposed development is located in an urban environment 3.7 km from the nearest Natura 2000 site (South Dublin Bay and River Tolka Estuary SPA). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. There is no direct hydrological pathway linking the proposed development site to a Natura 2000 site. There is an indirect pathway to Natura 2000 sites located within Dublin Bay via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public sewer network, which will subsequently be processed in the Ringsend Wastewater Treatment Plant. Surface water currently drains the Santry River via the public surface water network.

During operation the surface water will be directed to the existing public surface water sewer located in the loading area to the west of OMNI shopping centre. This network outfalls to a culverted section of the River Wad located 550m to the south of the subject site, which in turn discharges into the marine environment at Clontarf c.3.8km southeast of the subject site. Given that attenuation measures will be implemented into the surface water drainage design, the fact that surface water outfall from the proposed development site (during operation) will be connected to an existing public surface water drainage network, and the minimum distance (3.7 km) via the indirect pathway to any Natura 2000 site, any pollutants or silt will settle, be dispersed, or diluted within the surface water network and the marine environment. As outlined in the Hydrology Chapter of the accompanying EIAR '*The site would have indirect hydrological connections with the North Dublin Bay SAC/pNHA and North Bull Island SPA through the local drainage networks (via both the Santry River and the River Wad). Given the potential loading and the distance from source to the Natura sites (over 3.8 Km downstream) and associated dilution factor, this risk would be imperceptible as any accidental discharge of potential contaminant would be attenuated, diluted and dispersed below statutory guidelines (i.e., S.I. European Communities Environmental Objectives Regulations, 2009 [S.I. No. 272 of*

2009 as amended by SI No. 77 of 2019]).'As such, the proposed development project will not have a significant impact on the conservation objectives of Natura 2000 sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development 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 the proposed development, alone or in combination with other plans or projects, would not give rise to significant effects to European sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

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

NPWS site synopses and Conservation objectives of sites within 15km were examined. Natura 2000 sites beyond 15km have no direct connection to the proposed development site. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road map and satellite imagery. Site visits were carried out in 2021 and 2022 to determine if the site contained possible threats to a NATURA 2000 site or any NATURA 2000 species or habitats.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a mixed-use development at Omni Plaza, Omni Park and Park Shopping Centre, Santry, Dublin 9.
Name and Location of NATURA 2000 Sites Within 15km	South Dublin Bay SAC North Dublin Bay SAC Baldoyle Bay SAC Malahide Estuary SAC Howth Head SAC Rockabill to Dalkey Island SAC Ireland's Eye SAC Rogerstown Estuary SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA Baldoyle Bay SPA Malahide Estuary SPA Ireland's Eye SPA Rogerstown Estuary SPA Howth Head Coast SPA
Project Description	Serendale Limited intend to apply for planning permission for development at a site located to the north west corner of the Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9 D09FX31 and D09HC84.
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	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taken into consideration the proposed works, the supporting EIAR, the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway to conservation sites and the dilution/settlement and mixing effect, it is concluded that this development would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

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

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2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; 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; ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
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13. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
15. 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.
16. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2022) Conservation objectives for Ireland's Eye SPA [004117]. Generic Version 9.0. Department of Housing, Local Government and Heritage.
20. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
21. NPWS (2022) Conservation objectives for Howth Head Coast SPA [004113]. Generic Version 9.0. Department of Housing, Local Government and Heritage.