

**Appropriate Assessment Screening - Information for a Stage 1 (AA Screening) for a proposed Residential Development on a site located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8.**



**5<sup>th</sup> December 2022**

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**On behalf of:** The Land Development Agency

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### Document Control Sheet

Project	Appropriate Assessment Screening – Information for a Stage 1 (AA Screening) for a proposed Residential Development of a site located at the former St. Teresa's Gardens, Donore Avenue, Dublin 8.		
Report	Appropriate Assessment Screening		
Date	5 <sup>th</sup> December 2022		
Version	Author	Reviewed	Date
Draft 01	Bryan Deegan	Jack Doyle	30 <sup>th</sup> August 2022
Draft 02	Bryan Deegan		15 <sup>th</sup> September 2022
Planning	Bryan Deegan		5 <sup>th</sup> December 2022

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## Introduction

The following Appropriate Assessment (AA) screening report (for screening stage) has been prepared by **Altemar Ltd.** at the request of The Land Development Agency. The project involves a proposed Residential Development on a site located at the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha, as described in more detail below. 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. European sites are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

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

European sites<sup>1</sup> are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

### 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, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 27 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry.

Bryan is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Hugh Delaney is an ecologist (ornithologist primarily) having completed work on numerous sites with ecological consultancies over 10+ years. Hugh is local to the Dun Laoghaire-Rathdown area in Dublin and is especially familiar with the bird life and its ecology in the environs going back over 30 years.

## Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/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*

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<sup>1</sup> "European site" means—

- (a) a candidate site of Community importance,
- (b) a site of Community importance, F815[(ba) a candidate special area of conservation,]
- (c) a special area of conservation,
- (d) a candidate special protection area,
- (e) a special protection area;

*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)<sup>2</sup>:

*"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.*

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<sup>2</sup> 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;

- *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."*

## 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', OPR Practice Note PN01 Appropriate Assessment Screening for Development Management, 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

## Management of the Site

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

## Description of the Proposed Project

The Land Development Agency, on behalf of Dublin City Council, gives notice of its intention to make an application for approval to An Bord Pleanála for a seven year permission in relation to a proposed residential development at this site located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

The current site is part of the overall Strategic Development & Regeneration Area (SDRA) 11. This site lies at the centre of the SDRA 11 lands. The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks. The breakdown of each block will contain the following apartments:

- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;
- Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;
- Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;
- Block DCC6 comprises 53 No. apartments in a block of 7 storeys;

The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments. The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

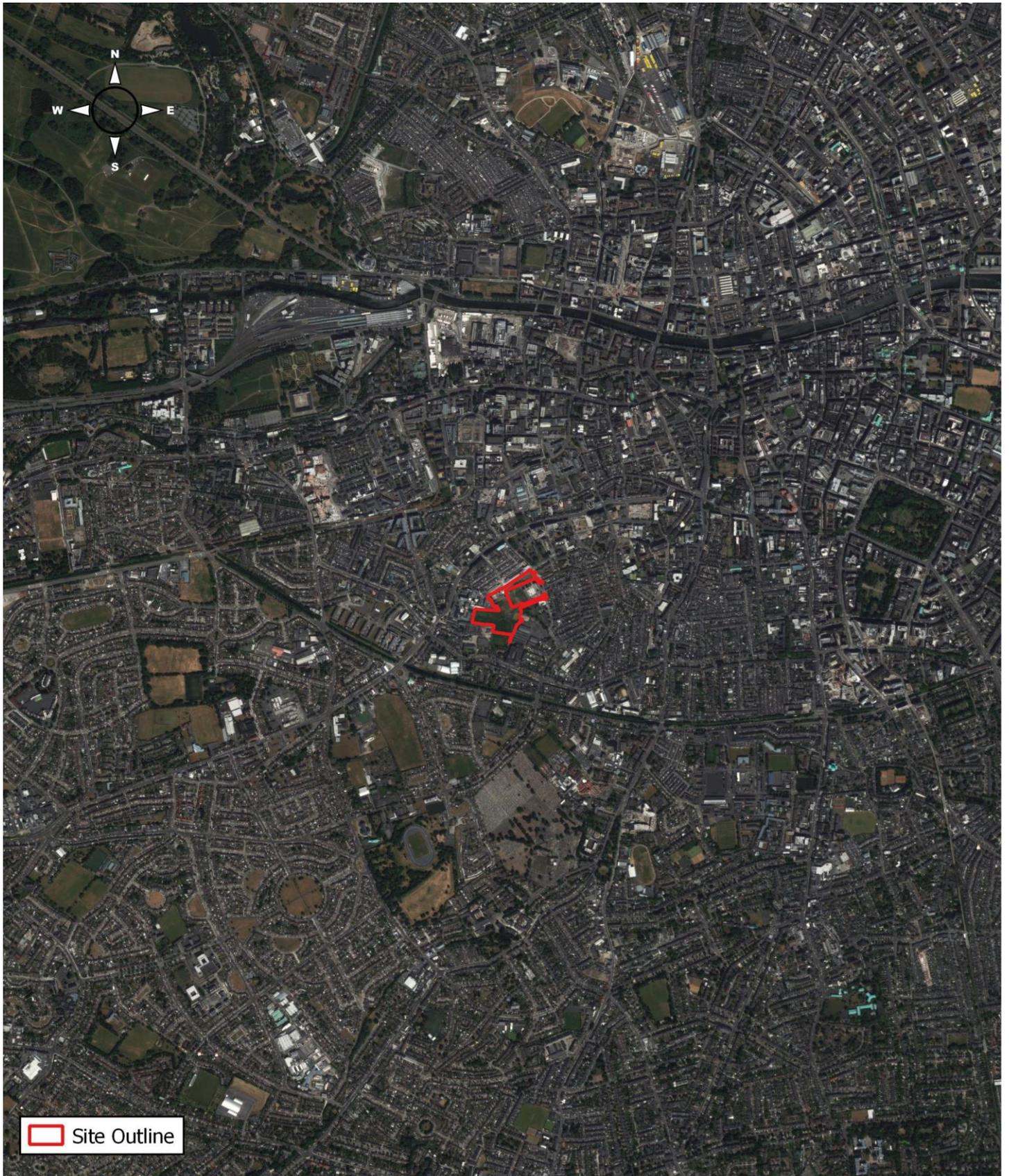
A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

- 1 no. accessible bay (between DCC5 & DCC6)
- 1 no. short stay bay (between DCC5 & DCC6)
- 1 no. crèche set-down/ loading bay (between DCC5 & DCC6)
- 1 no. set-down / loading bay (northern side of DCC5)
- 1 no. set-down/loading bay (northern side of DCC 3)
- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply. The proposed site outline, location, site layout plan, and elevations are demonstrated in Figures 1-5.



Project: Donore Project  
 Location: Donore Avenue, Dublin 8  
 Date: 30th August 2022  
 Drawn By: Bryan Deegan (Altamar)

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**Figure 1.** Proposed site outline and location



Project: Donore Project  
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 Date: 30th August 2022  
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**Figure 2.** Proposed site outline



**Figure 3 – Proposed site outline and location – Google Earth Pro (Image dated 03-2022)**

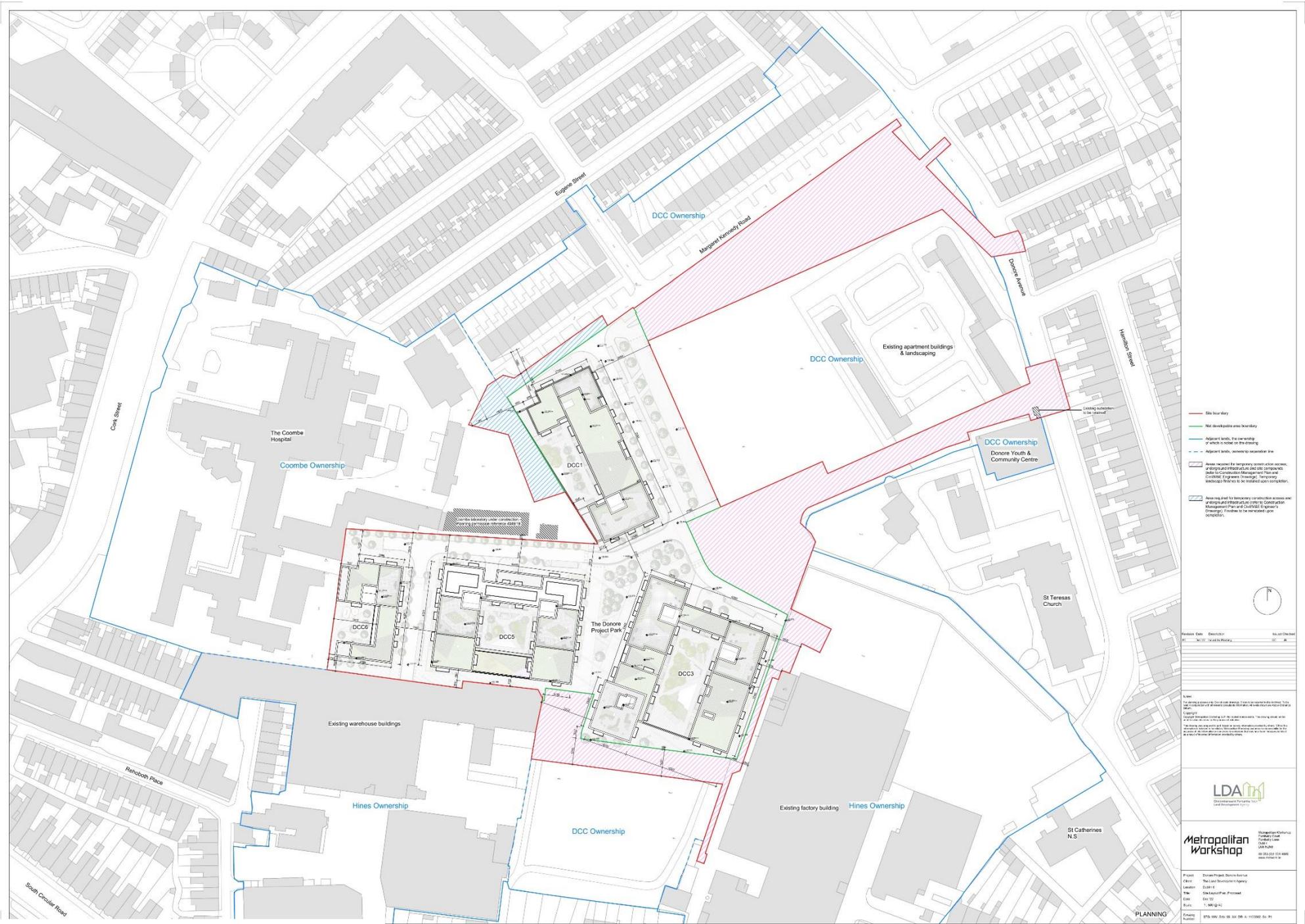


Figure 4 – Proposed site layout



## Landscape

A landscape strategy has been prepared by AECOM to accompany this planning application. The proposed landscape masterplan is demonstrated in Figure 6.

## Drainage

An Infrastructure Report has been prepared by AECOM to accompany this planning application. This report details the following foul and surface water drainage strategy for the proposed development:

### Wastewater Drainage

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

*‘There is an existing 225 mm combined sewer which drains east, collecting the wastewater flow from The Coombe Women & Infants University Hospital (west of the site) and flowing eastwards, connecting to the existing 1,020 mm combined sewer running along Donore avenue.’*

In terms of the proposed foul wastewater drainage strategy, this report details the following:

*‘AECOM submitted a Pre-Connection Enquiry Form to Irish Water on the 9th February 2021 in order to establish the feasibility of connecting to the existing network. The customer reference number is CDS21000854. To allow for changes to the Schedule of Accommodation, AECOM assumed a conservative estimate of 750 no. units at the time of submitting the pre-connection enquiry to Irish Water.*

*A Confirmation of Feasibility was issued on the 1st October 2021 (refer to Appendix B), which states the peak discharge from the development must be limited to 2DWF (dry weather flow) using a throttle or pump.*

*AECOM engaged with Irish Water regarding the restriction of peak discharge to 2DWF. It was explained that the Pre-Connection Application was submitted with an estimated 750 no. units. Given, the proposal is now for approx. 200 units less than this, it was agreed that it would not be required to limit the peak discharge.*

*The proposed development now consists of 543 no. residential units, the associated wastewater discharge of the development is estimated in Table 5.1.*

*Under-croft car parks have the potential to discharge runoff which is highly concentrated of hydrocarbons as the car parks wouldn't receive rainfall directly, but instead receive minimal runoff from what is brought in from wet vehicles. It is therefore required by DCC that surface water discharges to the wastewater network.’*

Foul wastewater from the subject site will ultimately discharge to Ringsend Wastewater Treatment Plant (WwTP)

### Surface Water Drainage

In relation to the existing surface water drainage on-site, this report outlines the following:

- 1. ‘A portion of the Bailey Gibson warehouse drains to a 150 mm surface water line within the Donore Project site, and drains north towards The Coombe Women & Infants University Hospital car park and then joins a 300 mm sewer which drains east, which enters the Donore Project site from The Coombe Women & Infants University Hospital lands, traverses the location of the proposed DCC1 Block and continues along the site of the former St. Teresa's Gardens flats (the line upsizes to a 375 mm sewer in this area), before discharging to a 1 m stormwater culvert in Donore Avenue..*
- 2. A 450 mm concrete sewer running parallel to the west of the Player Wills warehouse (which drains north), reduces in size to a 375 mm pipe and previously connected to the 375 mm pipe described in the bullet point above, via a 60 m run of pipe as shown in records (refer to Appendix G). This 60 m run of 375 mm pipe was removed by DCC in 2019 during demolition of St. Teresa's Gardens flats, meaning the 450 mm pipe does not join this network which discharges to the culvert in Donore Avenue. The 450 mm was not diverted to another outfall location and DCC previously noted that there was no indication of flooding as result of the lack of a downstream connection.*
- 3. A 1,030 mm surface water concrete culvert which is shown on the records to drain from Donore Avenue, northwest across the SDRA site, entering The Coombe Women & Infants University Hospital lands. The sewer is noted to be obsolete and removed in the area where the St. Teresa's Gardens flats once existed. Northwest beyond this area, within The Coombe Women & Infants University Hospital lands, the sewer*

remains as a live asset. The portion of culvert within the St. Teresa's Church grounds acts as storage, permanently filled with water. The inflow to this 'storage' is from an overflow from Donore Avenue 700 mm above its invert. The outflow from this 'storage' is a 225 mm pipe which connects into the 450 mm sewer described in the bullet point above, which does not have an outfall location and DCC had noted there is no indication of flooding issues at this location. It is not proposed to divert this overflow, as the potential volume from the Donore Avenue culvert which overflows to this storage culvert could be too large to be catered for in the attenuation tank. It is proposed to retain the existing scenario for this 1,030 mm culvert.

In terms of the proposed surface water drainage diversions, this report outlines the following:

### **'Diversions 1**

#### Diversions of Existing Catchment (Bailey Gibson Factory):

The 150 mm sewer which traverses the proposed DCC5 Block, drains a portion of runoff from the existing Bailey Gibson warehouse. It is proposed to divert this portion of catchment into the proposed network, meaning this runoff will be attenuated. The attenuation tank proposed for the development is designed to also account for future developments within this SDRA, which includes this portion of catchment described. Refer to Section 4.4 for further details on the proposed attenuation strategy.

#### Diversions of Sewer (Coombe Hospital car park – Donore Avenue):

A diversion is also required for the 300 mm surface water sewer which traverses the location of the proposed DCC1 Block. The proposed route of this diversion is; altering the route to flow north within The Coombe Women & Infants University Hospital car park (parallel to the DCC1 Block) before turning east below the existing boundary wall, into the proposed surface water pipe which enters Margaret Kennedy (MK) Road for 10m, before running under the proposed footpath, crossing the proposed road and then running adjacent to Margaret Kennedy (MK) Road (between MK Road and the proposed tank) and ultimately discharging to the same location in Donore Avenue, unattenuated, as before..

#### **Diversions 1 – Construction Process**

The initial portion of the diversion is within The Coombe Women & Infants University Hospital car park. To allow the surface water diversion to be completed, a foul diversion must be completed first. The existing foul water line (the grey 'FW' line shown in Figure 4.4) will remain live until the diversion shown in red has been constructed as far as the Margaret Kennedy Road. The surface water line shown in blue would clash with the existing foul line shown in grey, which couldn't be avoided due to levels constraints. Therefore, the surface water line can only be completed when the wastewater diversion has taken place, and the existing foul line decommissioned and removed.

#### **Diversions 2**

It is proposed to divert the flow from the 450 mm line, which runs along the boundary of the Player Wills factory site and previously had its downstream connection removed leaving the sewer in a dead end, as discussed in Section 4.2, Point 2. The flow will be diverted into the proposed drainage network and attenuated, a catchment analysis was undertaken and incorporated into the attenuation calculations, along with the future developments within this SDRA. A total of 2 no. spur have been provided in the design of this diversion to facilitate connection to the network from the future developments.

#### **Diversions 3 (Future Diversion)**

It is not proposed under this application to divert/remove the overflow from Donore Avenue into the 1,030 mm culvert 'storage', this is instead proposed under a separate application for development within the SDRA. This application proposed to retain the current scenario regarding the overflow and 'storage'. It is noted however the diversion of the 450 mm line described above does reduce the flow to this dead end, thus allowing more 'storage'. The future application to divert / remove the overflow from Donore Avenue into the 1030mm culvert storage will be a standalone upgrade and does not impact this application.'

Further, a Hydrological and Hydrogeological Risk Assessment has been prepared by Enviroguide Consulting to accompany this planning application. This report details outlines the ultimate destination of surface water drainage from the subject site. This is demonstrated below:

- *Surface water from the Proposed Development Site will be managed, treated and attenuated at the Site in accordance with the principles of SuDS and GSDS prior to discharge to the mains drainage which outfalls to the Poddle Stream. Foul water from the Proposed Development Site will be discharged to Dublin Bay following treatment at Ringsend WWTP and IW confirmed capacity to accept the foul discharges from the Proposed Development.*
- *The embedded design avoidance and mitigation measures will prevent the potential impacts on water quality during the construction works and post construction (Operational Phase). It is noted that there are no identified impacts to surface water in the downstream Poddle Stream, Liffey Estuary and Dublin Bay. There are no identified potential impacts to offsite groundwater associated with the Proposed Development.*
- *The Proposed Development will not cause a deterioration to the WFD status of the water bodies hydraulically connected with the Proposed Development Site and within the same river basin district including the river waterbodies, transitional waterbodies, coastal waterbodies and groundwater bodies taking account of design avoidance and mitigation measures including the Poddle Stream, Liffey Estuary, Dublin Bay and Dublin GWB. The Camac River is not hydraulically connected to the Site and therefore there is no identified impact associated with the Proposed Development of the WFD status of the Camac River. The Proposed Development will not jeopardise objectives to achieve good surface water status or good ecological potential and the attainment of good surface water chemical status. The Proposed Development will not exclude or compromise the achievement of the objectives of the WFD in other bodies of water within the same river basin district.*
- *The Proposed Development will not cause any impact to Natura 2000 sites with a potential hydraulic connection to the Proposed Development Site. In the worst-case scenario in the absence of mitigation or design avoidance measures there would be no deterioration in water quality or impact on the receiving environment associated with the Proposed Development that would result in a significant effect on any Natura 2000 sites either in combination with other plans or projects or individually.'*

The proposed drainage layout plan, flood exceedance route, and SuDS layout is demonstrated in Figures 7 – 9.

## Flood Risk Assessment

A Flood Risk Assessment has been prepared by AECOM to accompany this planning application. This report details the following for the proposed development:

*'The mixed-use development is proposed on a SDR (Strategic Development & Regeneration Area) and comprises of 'Less Vulnerable' retail and commercial units at ground floor, a creche ('Highly Vulnerable') at ground floor (and first floor) and residential units ('Highly Vulnerable') at higher floors.*

*Based on the available CFRAM mapping published in 2016, which is based on outdated and no longer relevant topography, approx. 90% of the site is located within Flood Zone C, 10% within Flood Zone B and <1% situated within Flood Zone A. However, by assessing the current topographical information, it is apparent that the flood routes are now different to what was modelled as part of CFRAM, and the site would not receive flood waters given the topography following the demolition of the St. Teresa's Gardens flats. This, coupled with the zoning for the subject site, results in the subject site passing the Justification Test.*

*Nevertheless, it is noted that the water level for the fluvial node SO14324909 from the CFRAM flooding model is 18.49m OD, for which it would be prudent to set all FFL's within the site to minimum 19.00 to allow a 500 mm freeboard above the 0.1% AEP (1 in 1000-year return period) storm event. The lowest proposed FFL is 19.1 m.*

*There are no recorded incidents of previous flooding on the site. Sewers identified to be surcharging as part of the GSDS (Greater Dublin Strategic Drainage Study) will be diverted and a new proposed surface water network including a 20% climate change allowance will be constructed, minimising the risk of flooding occurring on site and reducing the volume of runoff entering the sewers predicted to flood. The proposed ground level SuDS measures (swales, raingardens, tree pits and porous asphalt) and low areas of the site will minimise exceedance runoff leaving the site before entering the drainage system (overland flows). Green roofs and permeable roof paving are proposed at roof level, which will delay runoff entering the drainage network, which is beneficial for 'flash' events.'* The proposed flood exceedance route can be seen in figure 8.



**PROJECT**  
 DONORE PROJECT,  
 DONORE AVENUE,  
 DUBLIN 8.

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- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
  2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  3. AECOM LIMITED IS TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
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  6. FOR DRAINAGE LAYOUT REFER TO DRAWING STG-AEC-11b-00-00-DR-C-0002700.

**LEGEND**

- SITE BOUNDARY
- NET DEVELOPABLE AREA BOUNDARY

NOTE: AREAS OUTSIDE THE NET DEVELOPABLE AREA BOUNDARY BUT INSIDE THE SITE BOUNDARY WILL HAVE TEMPORARY LANDSCAPE FINISHES UPON COMPLETION.



**ISSUE/REVISION**

IR	DATE	DESCRIPTION
P1	DEC 2022	ISSUED FOR PLANNING

**PROJECT NUMBER**  
 60648061

**SHEET TITLE**  
 LANDSCAPE MASTERPLAN

**SHEET NUMBER**  
 STG-AEC-11b-00-00-DR-L-0001001

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 Plot Description: Yes  
 Plot Project Number: Yes  
 Plot Sheet Title: Yes  
 Plot Sheet Number: Yes

Figure 6 – Proposed landscape masterplan

- NOTES**
1. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS. ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
  2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  3. AECOM LIMITED TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
  4. DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  5. DO NOT SCALE. ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  6. THE LOCATION & DEPTH OF SERVICES TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS.
  7. MANHOLE COVERS IN PUBLICLY ACCESSIBLE AREAS SHALL BE HEAVY DUTY CAST IRON OR HEAVY DUTY CAST IRON CLASS EN40 DOUBLE SEALED AND LOCKABLE TYPE COMPLYING WITH BS EN 1242015.
  8. GULLY GRATING & FRAMES SHALL COMPLY WITH BS EN 1242015.
  9. EXISTING INVERT LEVELS TO BE VERIFIED ON SITE BEFORE COMMENCING CONSTRUCTION.
  10. SURFACE WATER & FOUL PIPES LESS THAN 1.5m BELOW THE ROAD SURFACE OR LESS THAN 0.9m IN NEWLY CONSTRUCTED FOOTPATHS AND LANDSCAPE AREAS (WITH AN ABSOLUTE MINIMUM DEPTH OF COVER ABOVE THE EXTERNAL SURFACE OF THE PIPE & 750mm) SHALL BE PROTECTED FROM DAMAGE BY PROVIDING MINIMUM 150mm THICK CONCRETE C16/20 HAUNCH IN ACCORDANCE WITH BS EN 12420.
  11. ATTENTION PROPOSALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
  12. CITY SURVEY TO BE CONDUCTED PRIOR TO COMMENCEMENT OF ANY WORKS TO DETERMINE THE CONDITION AND VERIFY LEVELS OF THE EXISTING FOUL AND SURFACE WATER INFRASTRUCTURE TO BE REPORTED AND CORRECTED.
  13. ALL PROPOSED SURFACE WATER MANHOLES AND GULLY CHAMBERS ARE TO BE BLOCKWORK, IN ACCORDANCE WITH DCC REQUIREMENTS.
  14. ALL SURFACE WATER DRAINAGE DETAILS TO BE IN ACCORDANCE WITH THE GREATER DUBLIN STRATEGIC DRAINAGE STUDY AND THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR THE DRAINAGE WORKS.
  15. ALL FOUL WATER DETAILS TO BE IN ACCORDANCE WITH THE IRISH WATER INFRASTRUCTURE STANDARD DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE.
  16. ALL PROPOSED FOUL SEWER LAYOUT SHALL BE BUILT IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE AND STANDARD DETAILS STD-WW-02 & STD-WW-03.
  17. THIS DESIGN DRAWING HAS BEEN DEVELOPED USING THE FOLLOWING TOPOGRAPHICAL SURVEYS: LDA SURVEY (M3L3999 REV1 21.05.2021) AND HINE'S SURVEY (M3L35430 REV1 24.06.2020).

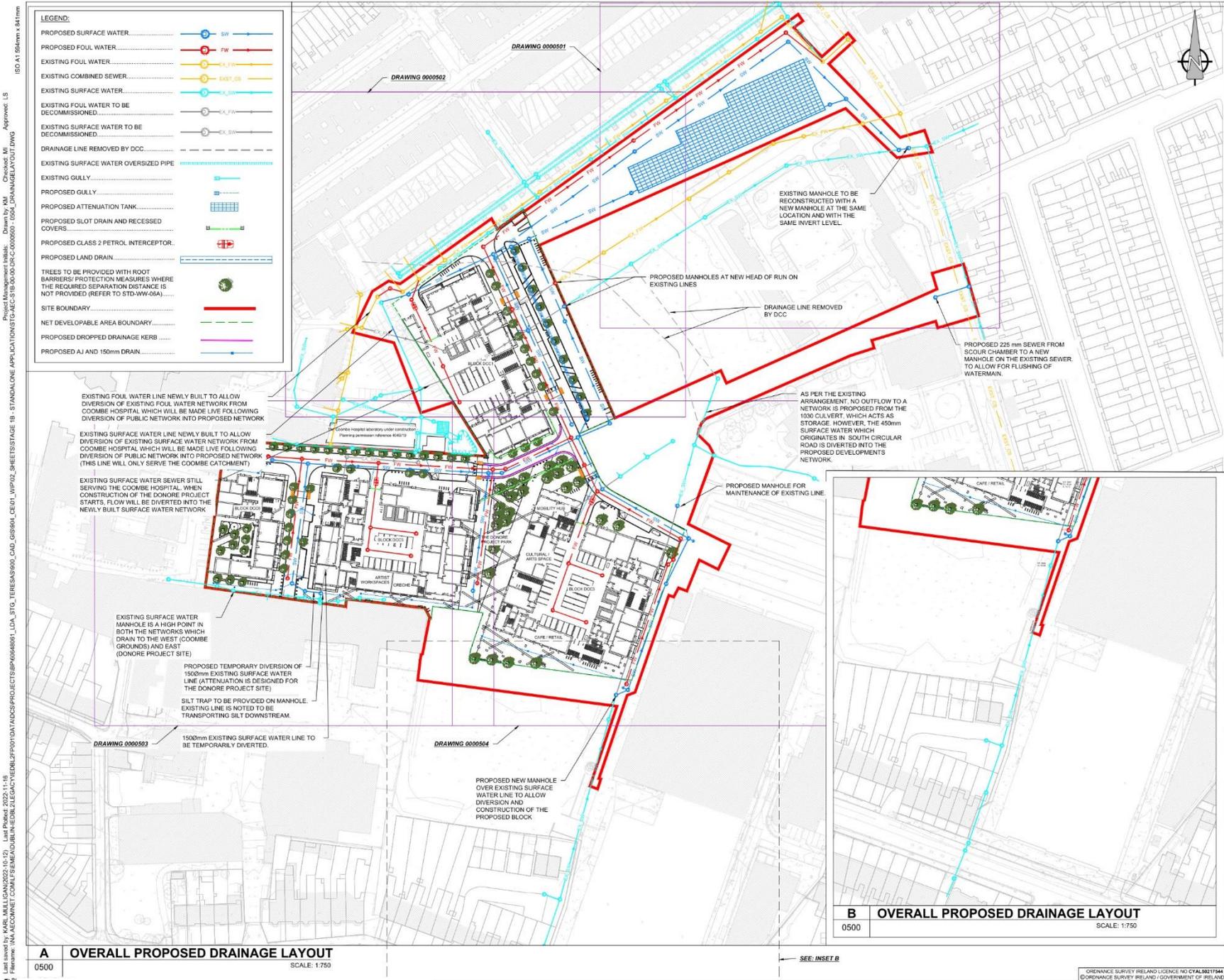
**ISSUE/REVISION**

IR	DATE	DESCRIPTION
0	18.11.2022	ISSUED FOR PLANNING

**PROJECT NUMBER**  
60648061

**SHEET TITLE**  
OVERALL PROPOSED DRAINAGE LAYOUT

**SHEET NUMBER**  
STG-AEC-S1b-00-00-DR-C-0000500



Project Management In-charge: Drawn by: Checked: M3  
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**Figure 7 – Proposed overall drainage layout**





## Identification of Relevant Natura 2000 Sites

The proposed development site is not within a European site and is not necessary for the management of a Natura 2000 site. As outlined in Office of the Planning Regulator Guidance Note on AA Screening (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 4.4 km away (South Dublin Bay and River Tolka Estuary SPA). Given the scale of the proposed development, and the fact that surface water drainage will ultimately outfall to the Poddle Stream which in turn outfalls to the River Liffey and Dublin Bay, out of an abundance of caution it is considered that the ZOI of the proposed project includes the site outline, the River Liffey and Natura 2000 sites located within Dublin Bay. In the absence of mitigation, there is the potential for dust and surface water runoff to enter the Poddle Stream with the potential for downstream impacts on Natura 2000 sites located within Dublin Bay. Specifically, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, and North Bull Island SPA.

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. All Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA’s and SAC’s within 15km are seen in Figures 10 & 11. Waterbodies, SACs and SPAs proximate to the subject site are demonstrated in Figures 12-14.

Table 1. Proximity to designated sites of conservation importance

Site Code	NATURA 2000 Site	Distance
<i>Special Areas of Conservation</i>		
IE000210	South Dublin Bay SAC	4.6 km
IE000206	North Dublin Bay SAC	7.3 km
IE001209	Glenasmole Valley SAC	9.8 km
IE002122	Wicklow Mountains SAC	10.4 km
IE000199	Baldoyle Bay SAC	12.2 km
IE003000	Rockabill to Dalkey Island SAC	12.8 km
IE000202	Howth Head SAC	13 km
IE001398	Rye Water Valley/Cartron SAC	13.7 km
IE000725	Knocksink Wood SAC	14.2 km
IE000205	Malahide Estuary SAC	14.9 km
<i>Special Protection Areas</i>		
IE004024	South Dublin Bay and River Tolka Estuary SPA	4.4 km
IE004006	North Bull Island SPA	7.3 km
IE004040	Wicklow Mountains SPA	10.5 km
IE004016	Baldoyle Bay SPA	12.5 km
IE004172	Dalkey Islands SPA	14 km
IE004025	Malahide Estuary SPA	14.9 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
<b>Special Areas of Conservation</b>			
IE000210	South Dublin Bay SAC	IN	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>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]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 4.6 km from the South Dublin Bay SAC (Figure 10). There is no direct hydrological pathway to this SAC.</p> <p>There is an indirect hydrological connection to this SAC via the proposed foul and surface water drainage strategies. Surface water drainage will be directed to a public surface water drainage network that outfalls to the Poddle Stream, which outfalls to the River Liffey, and ultimately the marine environment at Dublin Bay. It is considered that, out of an abundance of caution, and in the absence of mitigation, there is the potential for dust and contaminated surface water runoff to enter the Poddle Stream with the potential for downstream impacts on the qualifying interests of this SAC. Mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the Poddle Stream.</p> <p>Foul wastewater will be directed to an existing public foul network, which in turn discharges to Ringsend WwTP for treatment. Foul wastewater will be treated along this network and as a result no significant effects on this SAC are likely from this indirect hydrological pathway.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay SAC cannot be ruled out, in the absence of mitigation measures, from the proposed development primarily as a result of the indirect hydrological connection of surface water drainage to the SAC.</p> <p>Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the surface water network, which has an indirect hydrological pathway to this SAC. For these reasons (mitigation measures are required in relation surface water drainage), it is</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p><b>Significant effects cannot be ruled out - Natura Impact Statement Required</b></p>
IE000206	North Dublin Bay SAC	IN	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>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 (<i>Glauco-Puccinellietalia maritima</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Embryonic shifting dunes [2110]  Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]  Humid dune slacks [2190]  Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p><b>Potential Impact</b></p> <p>The proposed works are located within an urban area 7.3 km from North Dublin Bay SAC (Figure 10). There is no direct hydrological pathway to this SAC.</p> <p>There is an indirect hydrological connection to this SAC via the proposed foul and surface water drainage strategies. Surface water drainage will be directed to a public surface water drainage network that outfalls to the Poddle Stream, which outfalls to the River Liffey, and ultimately the marine environment at Dublin Bay. It is considered that, out of an abundance of caution, and in the absence of mitigation, there is the potential for dust and contaminated surface water runoff to enter the Poddle Stream with the potential for downstream impacts on the qualifying interests of this SAC. Mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the Poddle Stream.</p> <p>Foul wastewater will be directed to an existing public foul network, which in turn discharges to Ringsend WwTP for treatment. Foul wastewater will be treated along this network and as a result no significant effects on this SAC cannot be ruled out from this indirect hydrological pathway.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay SAC cannot be ruled out, in the absence of mitigation</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>measures, from the proposed development primarily as a result of the indirect hydrological connection of surface water drainage to the SAC.</p> <p>Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the surface water network, which has an indirect hydrological pathway to this SAC. For these reasons (mitigation measures are required in relation surface water drainage), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p><b>Significant effects cannot be ruled out - Natura Impact Statement Required</b></p>
IE001209	Glenasmole Valley SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p> <p><b>Qualifying Interests</b></p> <p>Semi-Natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]  Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]  Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 9.8 km from this SAC. No potential impact is foreseen. There is no direct or indirect 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.</p> <p><b>No significant effects likely</b></p>
IE002122	Wicklow Mountains SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]  Natural dystrophic lakes and ponds [3160]  Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]  European dry heaths [4030]  Alpine and Boreal heaths [4060]  Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]  Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]  Blanket bogs (* if active bog) [7130]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [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]            Otter (<i>Lutra lutra</i>) [1355]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 10.4 km from this SAC. No potential impact is foreseen. There is no direct or indirect 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.</p> <p><b>No significant effects likely</b></p>
IE000199	Baldoyle Bay SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]            Salicornia and other annuals colonising mud and sand [1310]            Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]            Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 12.2 km from this SAC (Figure 10). There is no direct hydrological pathway between the proposed development and the SAC.</p> <p>There is a weak indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SAC are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (12.2 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>and diluted and will not significantly impact on this SAC. In the absence of mitigation measures, no significant effects are likely.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE003000	Rockabill to Dalkey Island SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Reefs [1170] Harbour Porpoise (<i>Phocoena phocoena</i>) [1351]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 12.8 km from this SAC (Figure 10). There is no direct hydrological pathway between the proposed development and the SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SAC are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (12.8 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SAC. In the absence of mitigation measures, no significant effects are likely.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000202	Howth Head SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 13 km from this SAC (Figure 10). There is no direct hydrological pathway between the proposed development and the SAC.</p> <p>There is a weak indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SAC are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (13 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SAC. In the absence of mitigation measures, no significant effects are likely.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE001398	Rye Water Valley/Carton SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 13.7 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The construction</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000725	Knocksink Wood SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]  Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]  Alluvial forests with Alnus glutinosa and Fraxinus excelsior (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 14.2 km from this SAC. No potential impact is foreseen. There is no direct or indirect 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.</p> <p><b>No significant effects likely</b></p>
IE000205	Malahide Estuary SAC	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 14.9 km from this SAC (Figure 10). There is no direct hydrological pathway between the proposed development and the SAC.</p> <p>There is a weak indirect hydrological pathway to this SAC via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SAC are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (14.9 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SAC. In the absence of mitigation measures, no significant effects are likely.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
<b>Special Protection Areas</b>			
IE004024	South Dublin Bay and River Tolka Estuary SPA	<b>IN</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Ringed Plover (<i>Charadrius hiaticula</i>) [A137]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Redshank (<i>Tringa totanus</i>) [A162]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Roseate Tern (<i>Sterna dougallii</i>) [A192]  Common Tern (<i>Sterna hirundo</i>) [A193]  Arctic Tern (<i>Sterna paradisaea</i>) [A194]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 4.4 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 11). There is no direct hydrological pathway to this SPA.</p> <p>There is an indirect hydrological connection to this SPA via the proposed foul and surface water drainage strategies. Surface water drainage will be directed to a public surface water drainage network that outfalls to the Poddle Stream, which outfalls to the River Liffey, and ultimately the marine</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>environment at Dublin Bay. It is considered that, out of an abundance of caution, and in the absence of mitigation, there is the potential for dust and contaminated surface water runoff to enter the Poddle Stream with the potential for downstream impacts on the qualifying interests of this SPA. Mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the Poddle Stream.</p> <p>Foul wastewater will be directed to an existing public foul network, which in turn discharges to Ringsend WwTP for treatment. Foul wastewater will be treated along this network and as a result no significant effects on this SPA are likely from this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (4.4 km) across a substantial urban environment, no significant noise or vibration impacts on this SPA are foreseen. A wintering bird survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is succumbing to scrub. The subject site primarily consists of scrub and recolonising bare ground and does not contain habitats of importance to the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay and River Tolka Estuary SPA cannot be ruled out, in the absence of mitigation measures, from the proposed development primarily as a result of the indirect hydrological connection of surface water drainage to the SPA and the potential for pollution and silt to enter this network.</p> <p>Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the surface water network, which has an indirect hydrological pathway to this SPA. For these reasons (mitigation measures are required in relation surface water drainage), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p><b>Significant effects cannot be ruled out - Natura Impact Statement Required</b></p>
IE004006	North Bull Island SPA	IN	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Shelduck (<i>Tadorna tadorna</i>) [A048]  Teal (<i>Anas crecca</i>) [A052]  Pintail (<i>Anas acuta</i>) [A054]  Shoveler (<i>Anas clypeata</i>) [A056]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Black-tailed Godwit (<i>Limosa limosa</i>) [A156]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Curlew (<i>Numenius arquata</i>) [A160]  Redshank (<i>Tringa totanus</i>) [A162]  Turnstone (<i>Arenaria interpres</i>) [A169]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed works are located within an urban area 7.3 km from the North Bull Island SPA (Figure 11). There is no direct hydrological pathway to this SPA.</p> <p>There is an indirect hydrological connection to this SPA via the proposed foul and surface water drainage strategies. Surface water drainage will be directed to a public surface water drainage network that outfalls to the Poddle Stream, which outfalls to the River Liffey, and ultimately the marine environment at Dublin Bay. It is considered that, out of an abundance of caution, and in the absence of mitigation, there is the potential for dust and contaminated surface water runoff to enter the Poddle Stream with the potential for downstream impacts on the qualifying interests of this SPA. Mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the Poddle Stream.</p> <p>Foul wastewater will be directed to an existing public foul network, which in turn discharges to Ringsend WwTP for treatment. Foul wastewater will be treated along this network and as a result no significant effects on this SPA are likely from this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (7.3 km) across a substantial urban environment, no significant noise or vibration impacts on this SPA are foreseen. A wintering bird</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is succumbing to scrub. The subject site primarily consists of scrub and recolonising bare ground and does not contain habitats of importance to the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the North Bull Island SPA cannot be ruled out, in the absence of mitigation measures, from the proposed development primarily as a result of the indirect hydrological connection of surface water drainage to the SPA.</p> <p>Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the surface water network, which has an indirect hydrological pathway to this SPA. For these reasons (mitigation measures are required in relation surface water drainage), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p><b>Significant effects cannot be ruled out - Natura Impact Statement Required</b></p>
IE004040	Wicklow Mountains SPA	<b>OUT</b>	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 10.5 km from this SPA. No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SPA.</p> <p>Given the minimum distance to this SPA (10.5 km) across a substantial urban environment, no significant noise or</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>vibration impacts on this SPA are foreseen. A wintering bird survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is succumbing to scrub. The subject site is not an important habitat for the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.</p> <p>The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004016	Baldoyle Bay SPA	<b>OUT</b>	<p><b>Conservation Objectives</b> The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b> Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b> The proposed development site is located within an urban environment 12.5 km from this SPA (Figure 11). There is no direct hydrological pathway between the proposed development and the SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SPA are likely.</p>

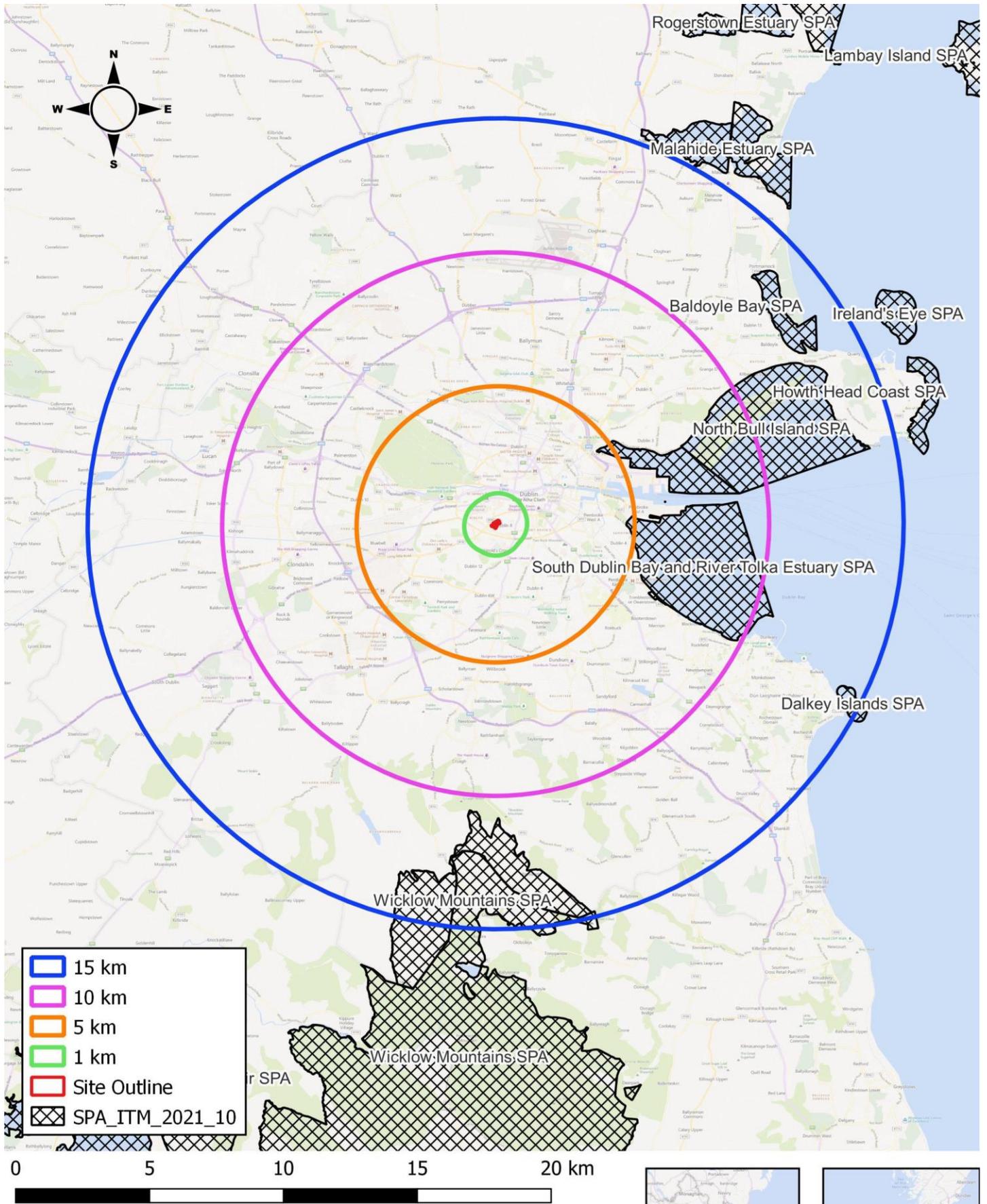
Natura Code	Name	Screened In/Out	Details/Reason
			<p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (12.5 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SPA. In the absence of mitigation measures, no significant effects are likely.</p> <p>Given the minimum distance to this SPA (12.5 km) across a substantial urban environment, no significant noise or vibration impacts on this SPA are foreseen. A wintering bird survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is succumbing to scrub. The subject site is not an important habitat for the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004172	Dalkey Islands SPA	<b>OUT</b>	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b> Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p><b>Potential Impact</b> The proposed development site is located within an urban environment 14 km from this SPA (Figure 11). There is no direct hydrological pathway between the proposed development and the SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SPA are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (14 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SPA. In the absence of mitigation measures, no significant effects are likely.</p> <p>Given the minimum distance to this SPA (14 km) across a substantial urban environment, no significant noise or vibration impacts on this SPA are foreseen. A wintering bird survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is succumbing to scrub. The subject site is not an important habitat for the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004025	Malahide Estuary SPA	<b>OUT</b>	<p><b>Conservation Objectives</b> The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b> Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Pintail (<i>Anas acuta</i>) [A054]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Goldeneye (<i>Bucephala clangula</i>) [A067]  Red-breasted Merganser (<i>Mergus serrator</i>) [A069]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Dunlin (<i>Calidris alpina</i>) [A149]  Black-tailed Godwit (<i>Limosa limosa</i>) [A156]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Redshank (<i>Tringa totanus</i>) [A162]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 14.9 km from this SPA. There is no direct hydrological pathway between the proposed development and the SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage strategy. Foul wastewater from the proposed development will discharge to an existing public wastewater network, which in turn outfalls to Ringsend WwTP for treatment. Any silt or pollutants will settle, be dispersed or diluted within the public network before being treated at Ringsend WwTP. No significant effects on the qualifying interests of this SPA are likely.</p> <p>Surface water drainage will be directed to a public surface water network that outfalls to the Poddle Stream, which in turn outfalls to the River Liffey and ultimately the marine environment at Dublin Bay. Given the minimum distance to this SAC (14.9 km) across an extensive marine and estuarine environment, any silt or pollutants will settle, be dispersed and diluted and will not significantly impact on this SPA. In the absence of mitigation measures, no significant effects are likely.</p> <p>Given the minimum distance to this SPA (14.9 km) across a substantial urban environment, no significant noise or vibration impacts on this SPA are foreseen. A wintering bird survey (Appendix I) was conducted onsite to accompany this planning application. This report concludes: <i>'Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'</i> In addition, the site consists of an active construction site, recolonizing bare ground, scrub and long grassland that is</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>succumbing to scrub. The subject site is not an important habitat for the qualifying interests of this SPA. The proposed development will not significantly effect the roosting or foraging behaviours of the qualifying interests of this SPA.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>





**Figure 11.** Special Protection Areas (SPA) within 15km of the proposed works site

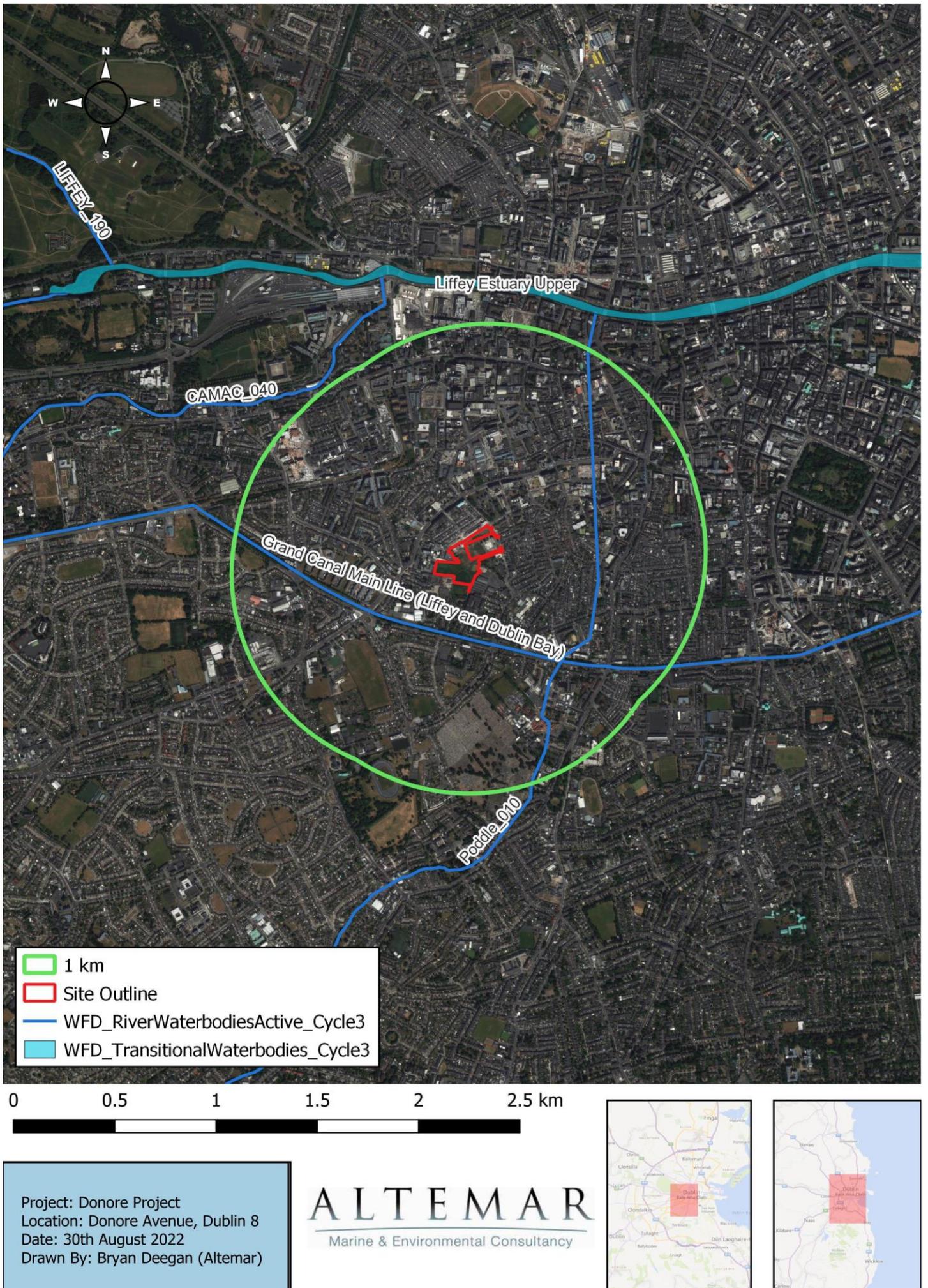
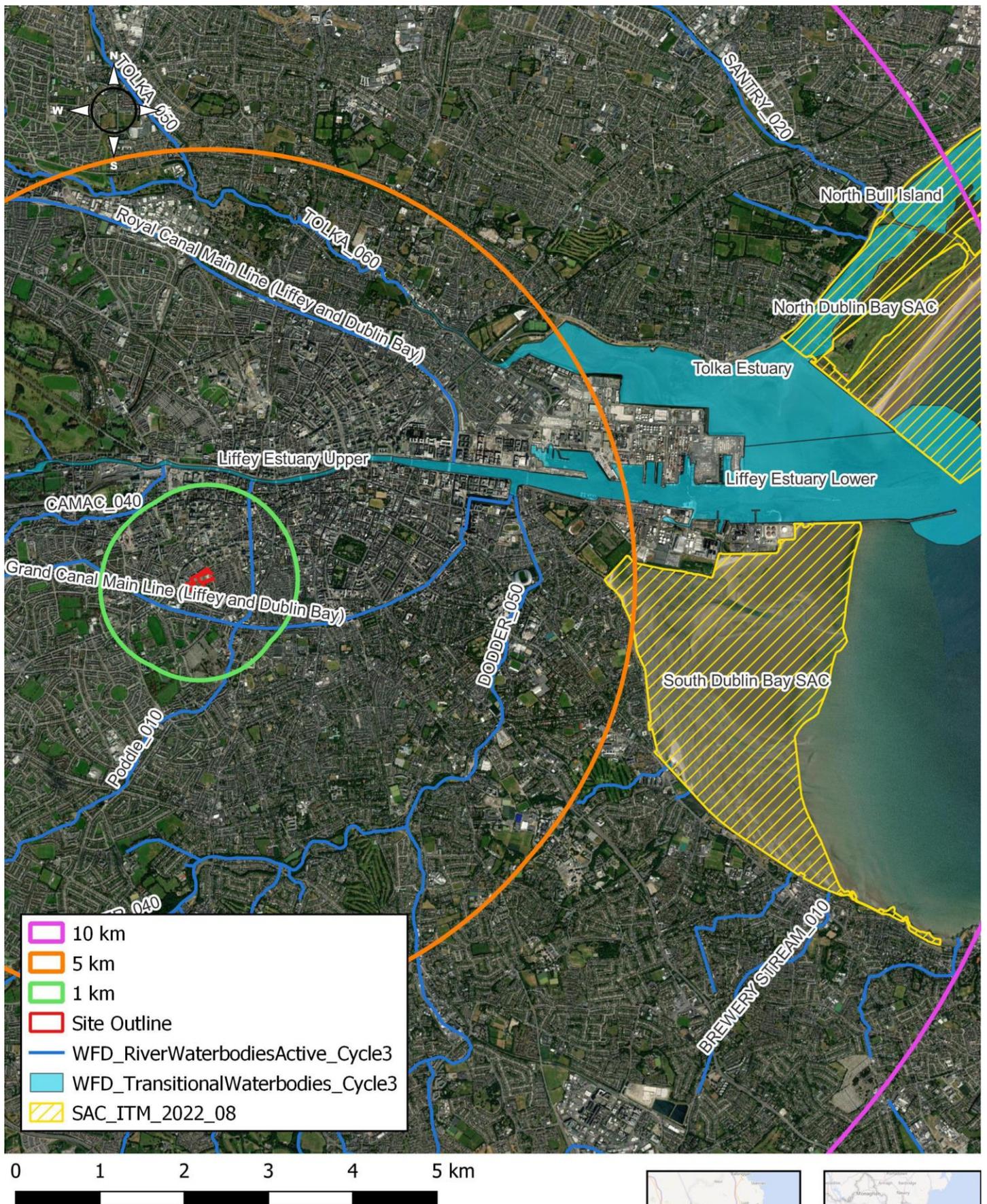


Figure 12. Waterbodies within 1km of the subject site

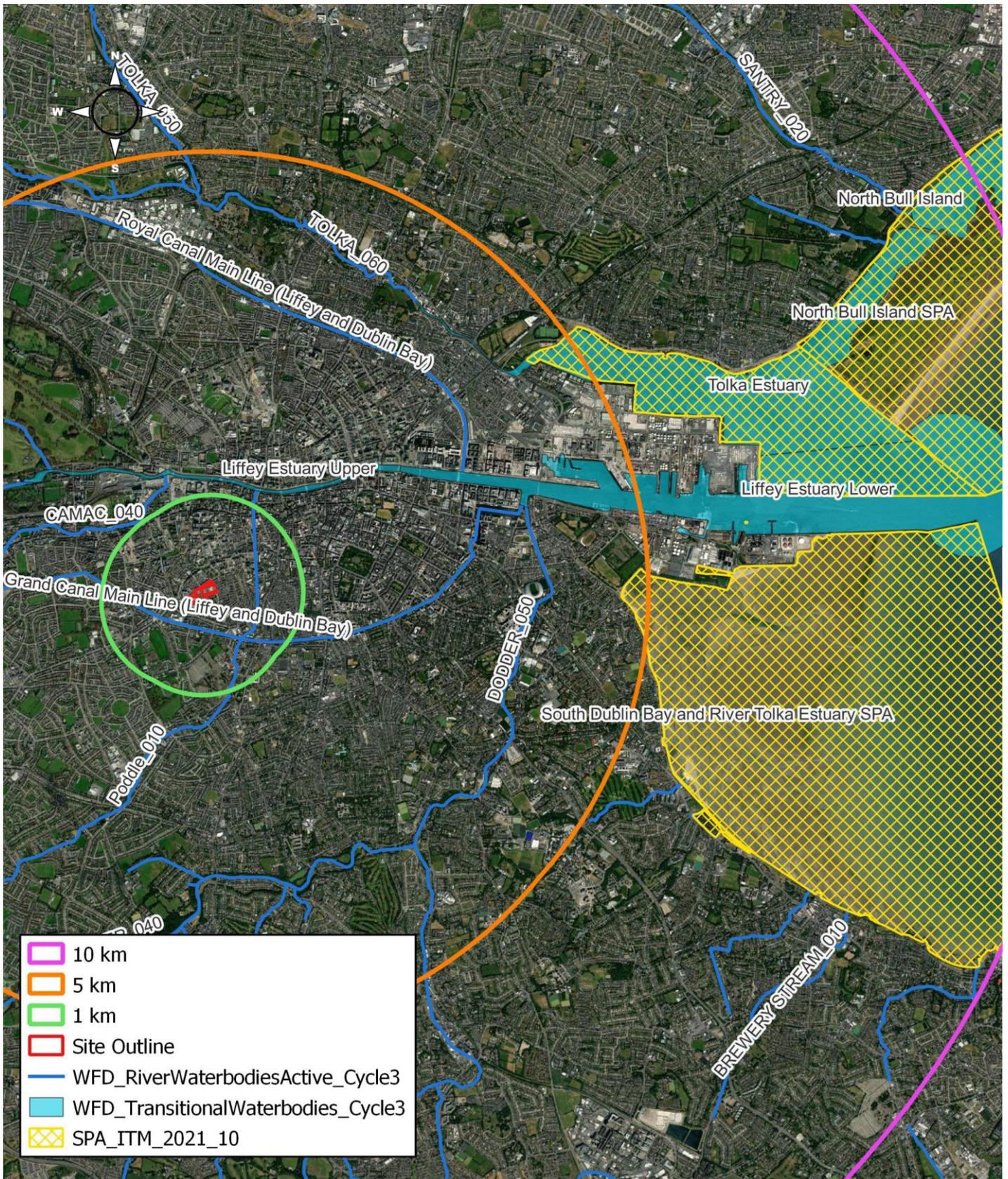


Project: Donore Project  
 Location: Donore Avenue, Dublin 8  
 Date: 30th August 2022  
 Drawn By: Bryan Deegan (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



Figure 13. Waterbodies and SACs proximate to the proposed works site



Project: Donore Project  
 Location: Donore Avenue, Dublin 8  
 Date: 30th August 2022  
 Drawn By: Bryan Deegan (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy

**Figure 14.** Waterbodies and SPAs proximate to the proposed works site

## In-Combination Effects

Cumulative Impacts can be defined as “*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

A review of other off-site developments and proposed developments was completed as part of this assessment. The following projects and plans were reviewed and considered for possible cumulative effects with the Proposed Development.

Table 3 details the existing, proposed and granted planning permissions on record in the area:

Table 3: Potential Cumulative Impacts

Planning Ref No.	Applicant Name	Summary of Development
3537/21	Coombe Lying-in Hospital	<p>Planning permission for development at the Coombe Women and Infants University Hospital, Dolphin's Barn Street, Dublin 8, D08 XW7X on a 0.15 hectare site to the south-east of the hospital site, such site also including the existing Colposcopy building.</p> <p>The development for which planning permission is sought comprises of the development of a new dedicated Colposcopy/Women's Health Unit building of 3 no. storeys plus rooftop plant room which will be attached to the existing Colposcopy building to the west by way of glazed link. The development will include the partial demolition of the eastern meeting room and lobby area wing to the existing Colposcopy building to facilitate the connection to the new building. The proposed building comprises of a 988 sq.m gross floor area building. The building will comprise of: (i) at ground floor level; a waiting area, 2 wc's (1 accessible), 1 plant room, 1 meeting room, 3 gynaecology examination rooms (with associated changing rooms), 1 utility room, a waste room, an early pregnancy assessment unit with dedicated entrance, 2 assessment rooms, reflection room, 1 wc, and an office/reception; (ii) at first floor; a waiting area, a check in room, a supplies store, 2 wc's (1 accessible), 4 colposcopy examination rooms and with associated changing and consultation areas, a utility and a waste room; (iii) at second floor; a meeting room, 2 staff changing rooms (1 accessible with shower and wc), a wc, a staff canteen, a photocopier room and 4 staff office rooms.</p> <p>The proposed Colposcopy building will involve the loss of 10 existing parking spaces, at the south- eastern corner of the hospital site. 2 number accessible car parking spaces will be provided to the south of the proposed extension.</p> <p>Planning permission is also sought for site drainage, a glazed link to the existing Colposcopy building, site landscaping works, and all other associated and ancillary works. Access is via the main hospital campus which is accessed from Dolphin's Barn Street.</p> <p>Grant Permission 25 Apr 2022</p>
SHD0031/20 ABP 308917- 20	DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV,	<p>Demolition of all buildings excluding the original fabric of the former Player Wills Factory, construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation along, creche and associated site works.</p> <p>Grant Permission 15 Apr 2021</p>
ABP-307221-20	DBTR-SCR1 Fund aSub-Fund of the CWTC Multi Family ICAV	<p>Demolition of all structures, construction of 416 no. residential units (4 no. houses, 412 no. apartments) and associated site works.</p> <p>Planning Permission Granted with Conditions 14/09/2020</p>

Planning Ref No.	Applicant Name	Summary of Development
4049/19	The Coombe Women & Infant's University Hospital	The development will consist of a new four storey laboratory building (1340m <sup>2</sup> ) (under construction) within the existing Coombe site with the provision of rooftop plant and 2 no. rear extensions to the existing adjacent laboratory building to include a new link, office and store (68m <sup>2</sup> ) with all associated site works. This application site is in S.D.R.A. no.12, St Teresa's Gardens and Environs Strategic Development and Regeneration Area. Grant Permission 11 Feb 2020
ABP- 314171	CWTC Multi Family ICAV (Applicant) CWTC Multi Family ICAV (Applicant) (Active)	Demolition of buildings, construction of 345 no. residential units (292 no. Build to Rent apartments, 49 no. Build to Sell apartments, 4 no. Build to Sell Houses) creche and associated site works. Case is due to be decided by 14/11/2022

There is no direct pathway to designated sites. It is considered that in combination effects on biodiversity, 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 designated conservation sites will be seen as a result of the proposed development alone or in combination with other projects.

**No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.**

## Appropriate Assessment Screening Conclusions

An appropriate assessment screening of the proposed works, using the precautionary principle (without the use of any mitigation measures) and the Source/Pathway/Receptor links between the proposed works and Natura 2000 sites with the potential to result in significant effects on the conservation objectives and qualifying interests of the Natura 2000 sites was carried out in Table 2. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the proposed project was excluded for the following Natura 2000 sites, for the reasons set out in Table 2 above:

### Special Areas of Conservation

- (000199) Baldoyle Bay SAC
- (003000) Rockabill to Dalkey Island SAC
- (000202) Howth Head SAC
- (002122) Wicklow Mountains SAC
- (001209) Glenasmole Valley SAC
- (000205) Malahide Estuary SAC
- (001398) Rye Water Valley/Carton SAC
- (000725) Knocksink Wood SAC

### Special Protection Areas

- (004016) Baldoyle Bay SPA
- (004172) Dalkey Islands SPA
- (004040) Wicklow Mountains SPA
- (004025) Malahide Estuary SPA

Given the scale of the proposed development, and that it is proposed to discharge surface water drainage to an existing surface water drainage network that outfalls to the Poddle Stream and ultimately the River Liffey and marine environment at Dublin Bay, it is considered that the potential ZOI of the proposed works extends beyond the site outline to include the Poddle Stream, River Liffey, and Natura 2000 sites located within Dublin Bay. In the absence of mitigation measures, there is the potential for petrochemicals or silt laden material to enter the marine environment at South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Dublin Bay SAC and North Bull Island SPA during construction and operation.

Acting on a strictly precautionary basis, NIS is required in respect of the effects of the project on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, and North Bull Island SPA because it cannot be excluded on the basis of best objective scientific information following screening, in the absence of control or mitigation measures in relation to pollution (silt, dust, potential contamination and runoff) during construction and operation, that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites above because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

**NIS is required for South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.**

## Data used for the AA Screening/NIS

NPWS site synopses and Conservation objectives of sites within 15km were examined. There is no direct pathway to any Natura 2000 sites beyond 15km of the proposed development site. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing maps and satellite imagery. Several site visits were carried out to determine if the site or project contained possible threats to a Natura 2000 site or any Natura 2000 species or habitats. These visits are outlined below and in Appendices I & II:

Area	Surveyors	Survey Dates
Terrestrial Ecology/	Bryan Deegan (MCIEEM)	14 <sup>th</sup> April 2021, 27 <sup>th</sup> August 2021, 7 <sup>th</sup> July 2022
Mammal Survey	Bryan Deegan (MCIEEM)	14 <sup>th</sup> April 2021, 7 <sup>th</sup> July 2022
Wintering Bird/Flightline Assessment	Hugh Delaney	29 <sup>th</sup> March 2022
Bat Fauna	Bryan Deegan (MCIEEM)	27 <sup>th</sup> August 2021, 7 <sup>th</sup> July 2022

## 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;  
[www.npws.ie/publications/archive/NPWS\\_2009\\_AA\\_Guidance.pdf](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;  
[ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision\\_of\\_art6\\_en.pdf](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;  
[ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura\\_2000\\_assess\\_en.pdf](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;  
[ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance\\_art6\\_4\\_en.pdf](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;  
[ec.europa.eu/environment/nature/Natura2000/management/docs/guidance\\_doc.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf)

7. The Status of EU Protected Habitats and Species in Ireland.  
[www.npws.ie/publications/euconservationstatus/NPWS\\_2007\\_Conservation\\_Status\\_Report.pdf](http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf)
8. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
13. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
14. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
15. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
17. NPWS (2021) Conservation Objectives: Knocksink Wood SAC 000725. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
18. 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.
19. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
21. NPWS (2022) Conservation objectives for Dalkey Islands SPA [004172]. Generic Version 9.0. Department of Housing, Local Government and Heritage.
22. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 9.0. Department of Housing, Local Government and Heritage
23. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

# Appendix I: St Teresa’s Gardens-Donore Winter Bird/Flightline Survey March 29<sup>th</sup>, 2022.

## Introduction

On March 29<sup>th</sup> 2022 a winter bird survey was conducted at Saint Teresa’s Gardens, in Dublin City Centre, by Hugh Delaney, a freelance ecologist (Birds primarily) with an experienced background in bird surveying on numerous sites with ecological consultancies over 10+ years. Hugh, a lifelong birder, is local to the Dun Laoghaire-Rathdown area in Dublin and is especially familiar with the bird life and its ecology in the environs going back over 30 years.

## Winter Bird Survey Methodology

The survey at Saint Teresa’s were conducted specifically to ascertain if the site was on the path of flightlines of species moving over the site as birds transition from one site to another, in a Dublin context the species concerned would be Brent Geese and wader species like Curlew, Oystercatcher and Black-tailed Godwit. Winter bird surveys are conducted from soon after sunrise until late in the afternoon before sunset, the site is monitored throughout the day and all bird species utilizing the site recorded, including species flying through overhead. Checks are also made on suitable habitat nearby or adjacent the site for comparative purposes and to monitor any interchange of birds between sites. Target species (species of more special interest) utilizing the site will be mapped and estimates of the time these species frequented the site recorded.

## Site Location



**Figure 1. Site Location – Donore Project in Dublin City, site boundary marked in red, optimal vantage point marked in yellow (circle), which gave optimal all-round views around site and over the old flats.**

## **Site Description**

Disused site comprising rough grassland at the main area adjacent to old flats, more advanced vegetated area to the south with some bushes and low trees.

## **Specific site survey methodology**

Continual observation of site, primarily from the area marked in yellow on map, but site also walked regularly during the day.

## **Survey results**

### **March 29<sup>th</sup>, 2022**

Sunrise- 07.06hrs/Sunset 19.55hrs. Weather – Wind F2 North, Cloud 6/8, Dry, 10c, Excellent visibility. On-site 07.45hrs – 17.00hrs.

**Species recorded** – Herring Gull, Lesser black-backed Gull, Starling, Linnet, Goldfinch, Greenfinch, Dunnock, Wren, Feral Pigeon, Woodpigeon, Blue Tit, Great Tit, Goldcrest, Blackbird, Song Thrush, House Sparrow, Grey Wagtail, Meadow Pipit, Hooded Crow, Magpie, Jackdaw.

### **Observations from 07.45hrs – 12.00hrs –**

Herring Gulls were noted regularly flying over and around the site, but were not noted foraging on-site, with the birds landing onto the old flats occasionally only. Maximum counts of 22 noted at 10.10hrs moving around the site and 16 at 11.30hrs. Occasional Lesser black-backed Gull also noted in smaller numbers, with maximum count of 4 at 09.40hrs, also not foraging on-site but occasionally landing onto roof of old flats. Other species recorded were passerines foraging on-site with Linnet (<5) and Goldfinch (<3) foraging on rough ground near St Teresa's. Blackbird, Song Thrush, Goldcrest and House Sparrow noted foraging on area at the south of the site. Starling, Woodpigeon, Magpie, Hooded Crow and Jackdaw mainly recorded passing over the site. A movement of Meadow Pipits (<10) was noted passing north over the site from 11.30hrs-12.30hrs were likely migrants. No other target species recorded.

### **Observations from 12.00hrs – 17.00hrs –**

Herring and Lesser black-backed Gull activity less frequent over the site in afternoon with maximum counts of Herring (<12) at 13.30hrs and Lesser black-backed (<4) at 14.10hrs. Passerine activity mostly confined to area at south side of site with Greenfinch, Dunnock, Wren, Song Thrush, Blackbird, Blue Tit and Great Tit noted foraging in the area. Goldcrest (<2) noted at south of site at 14.15hrs. A Song Thrush was noted bringing food to a nest site at the south of the site was an early nester. No other Target species recorded.

## **Comments and observations on the survey results**

21 bird species were recorded from observations made at the St Teresa's site. Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.

## Appendix II-Site Survey

Site assessments were carried out on the 14<sup>th</sup> April 2021, 27<sup>th</sup> August 2021, 7<sup>th</sup> July 2022. Habitats within the proposed development site were classified according to Fossitt (2000) (Figure A1) and the species noted within each habitat are described.



**Figure A1.** Fossitt Habitats on site (See habitat descriptions for the explanation to the Fossitt codes).

### BL3-Buildings and artificial surfaces



**Plate A.1.** Buildings and artificial surfaces

A section of the site of the proposed development site (approx.15%) consists of Built Land (Fossitt 2000). This consists primarily of hard standing and abandoned amenity areas that have become overgrown. Opportunistic flora species had begun to grow in cracks and joints and in areas where debris had accumulated. Species included butterfly-bush (*Buddleja davidii*), bramble (*Rubus fruticosus* agg.), dandelion (*Taraxacum* spp.), rosebay willowherb (*Epilobium angustifolium*), plantains (*Plantago* spp.), red valerian (*Centranthus ruber*), ivy (*Hedera helix*), cleavers (*Galium aparine*), common ragwort (*Senecio jacobaea*), thistles (*Cirsium arvense* & *C. vulgare*), docks (*Rumex* spp.) (*Brassica napus*), great willowherb (*Epilobium hirsutum*), hoary willowherb (*Epilobium parviflorum*), elder (*Sambucus nigra*) and hedge bindweed (*Calystegia sepium*).

## ED3-Recolonising Bare Ground



### Plate A.2 Recolonising Bare Ground.

The dominant habitat on site is Recolonising Bare Ground (ED3)(Approx 45% of the site). This area is primarily the area of the former Saint Teresa's Gardens development. Based upon an examination of satellite imagery (Google Earth Pro) the buildings were still on site in May 2017 and were removed by May 2018. This area is being recolonised by opportunistic species such as nettle (*Urtica dioica*), rape (*Brassica napus*), dandelion (*Taraxacum spp.*), oxeye daisy (*Leucanthemum vulgare*), bramble (*Rubus fruticosus agg.*), colt's foot (*Tussilago farfara*), creeping buttercup (*Ranunculus repens*), clover (*Trifolium spp.*), daisy (*Bellis perennis*), plantains (*Plantago spp.*), thistles (*Cirsium arvense & C. vulgare*), docks (*Rumex spp.*), butterfly-bush (*Buddleja spp.*), ivy (*Hedera helix*), common birds-foot-trefoil (*Lotus corniculatus*), ragwort (*Senecio sp.*), rosebay willowherb (*Chamaenerion angustifolium*), hoary willowherb (*Epilobium parviflorum*), great willowherb (*Epilobium hirsutum*) (Plate 5.2), common mallow (*Malva sylvestris*), wild mignonette (*Reseda lutea*), common poppy (*Papaver rhoeas*), pineappleweed (*Matricaria discoidea*), gorse (*Ulex europaeus*), silverweed (*Potentilla anserina*), wild teasel (*Dipsacus fullonum*), common figwort (*Scrophularia nodosa*), purple-loosestrife (*Lythrum salicaria*) and saplings of alder (*Alnus glutinosa*) and sycamore (*Acer pseudoplatanus*).

## WS1-Scrub



**Plate A.3** Scrub (including burtout cars).

Several areas of scrub were noted in the southern area of the site. based on a review of satllite (Google Earth Pro) and ariel imagery (OSI) imagery this area has not undergone site clearance in the recent past (Since 1995). These were as a result of a natural sucesion from grassland, to primarily bramble *Rubus fruticosus* agg.) to sycamore (*Acer pseudoplatanus*). Other species included gorse (*Ulex* sp), docks (*Rumex* spp.), nettle (*Urtica dioica*), rosebay willowherb (*Chamaenerion angustifolium*), thistles (*Cirsium arvense* & *C. vulgare*), butterfly-bush (*Buddleja* spp. ), great willowherb (*Epilobium hirsutum*).

## GS2-Dry meadows and grassy verges

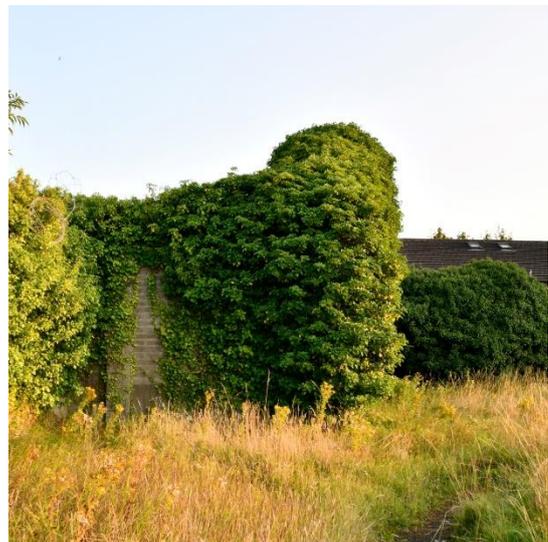


**Plate A.4** Dry meadows and grassy verges.

Within the scrub habitat is an area of Dry meadows and grassy verges. This habitat is currently undergoing a transition to scrub with thistles (*Cirsium arvense* & *C. vulgare*) and great willowherb (*Epilobium hirsutum*) beginning to become dense in parts of the habitat. It would be expected that this habitat will succumb to scrub enrichment in the short to medium term. Species included nettle (*Urtica dioica*), bramble (*Rubus fruticosus* agg.), creeping buttercup (*Ranunculus repens*), clover (*Trifolium* spp.), docks (*Rumex* spp.), ragwort (*Senecio* sp.), butterbur (*Petasites hybridus*) common mallow (*Malva sylvestris*), silverweed (*Potentilla anserina*), gorse (*Ulex europaeus*) and saplings of sycamore (*Acer pseudoplatanus*).

### Bats

Foraging activity of two bat species (soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*Pipistrellus pipistrellus*) were noted along the southern side of the site (Appendix 5.1). No foraging was noted in other areas of the site. No buildings are on site. No trees of bat roosting potential are noted on site. No roosting bats were noted on site. However, to the south of the site (outside the proposed development site), a single (soprano pipistrelle (*Pipistrellus pygmaeus*) was noted emerging from ivy in 2021. No bats were noted emerging from the ivy in 2022.



**Plate A.5.** Ivy covered wall, south of the site.

## **Mammals**

No terrestrial mammals of conservation importance, their resting or breeding places were noted on site.

## **Birds**

A wintering bird/flightline assessment was carried out by Hugh Delaney (Appendix I). The report concludes that *'21 bird species were recorded from observations made at the St Teresa's site. Results from the surveys suggest that the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). The open ground habitat on-site was judged to be sub-optimal for Gulls, Geese or Wader species. Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, checks on data bases (Irishbirding.com for example) suggest this part of the city has no history of foraging Geese or other significant species with the closest known sites being Crumlin farther to the south.'*

## **Evaluation of Habitats**

The proposed development site consists of build land, recolonising bare ground, bare ground (active construction site), scrub and grassland habitat that is succumbing to scrub encroachment. No habitats of conservation importance were noted on site.

## **Plant Species**

The plant species encountered at the various locations on site are detailed above. No rare or plant species of conservation value were noted during the field assessment. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site. No invasive plant species that could hinder removal of soil from the site during groundworks, such as Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were noted on site.

## **Fauna**

### *Amphibians/Reptiles*

The common frog (*Rana temporaria*) was not observed on site. There are no features within the site boundary that could be important to frogs. The common lizard (*Zootoca vivipara*) or smooth newt (*Lissotriton vulgaris*) were not recorded on site.

### *Terrestrial Mammals*

No badgers or badger activity was noted on site. No protected terrestrial mammals were noted on site or in the immediate vicinity of the site. Foxes (*Vulpes vulpes*) (not protected) were noted on site.

### *Birds*

The following bird species were noted on site: Herring Gull, Lesser black-backed Gull, Starling, Linnet, Goldfinch, Greenfinch, Dunnock, Wren, Feral Pigeon, Woodpigeon, Blue Tit, Great Tit, Goldcrest, Blackbird, Song Thrush, House Sparrow, Grey Wagtail, Meadow Pipit, Hooded Crow, Magpie, Jackdaw. As outlined in Appendix 5.2 "Herring Gulls were noted regularly flying over and around the site, but were not noted foraging on-site, with the birds landing onto the old flats occasionally only. Maximum counts of 22 noted at 10.10hrs moving around the site and 16 at 11.30hrs. Occasional Lesser black-backed Gull also noted in smaller numbers, with maximum count of 4 at 09.40hrs, also not foraging on-site but occasionally landing onto roof of old flats. No additional bird species were noted during the Altemar surveys.