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Appropriate Assessment Screening for the proposed Strategic Housing Development at a site of 2.98 ha, at Stocking Avenue, Dublin 16.

29TH MARCH 2021

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On behalf of: Ardstone Homes Limited.

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CONTENTS

1. INTRODUCTION

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more NATURA 2000 sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Ardstone Homes Limited. The project relates to a proposed Strategic Housing Development at a site of 2.98 ha, at Stocking Avenue, Dublin 16. This AA Screening stage examines the likely significant effects of a plan or 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. An Environmental Impact Assessment Report including a biodiversity chapter, accompanies this planning submission.

BACKGROUND TO ALTEMAR LTD.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar, is an environmental scientist and marine biologist with 26 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair 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). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

2. BACKGROUND TO THE APPROPRIATE ASSESSMENT

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the 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 NATURA 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

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

As outlined in "Managing Natura 2000 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 Natura 2000 site is designated."

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

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

Assessment procedures of plans or projects likely to affect NATURA 2000 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 NATURA 2000 network; and,*
  - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the NATURA 2000 assets which must also be useful to monitor the plan or project implementation."*

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

3. STAGES OF THE APPROPRIATE ASSESSMENT

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

In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
- Identification of relevant Natura 2000 sites, and compilation of information on their qualifying interests and conservation objectives
- Assessment of likely effects – direct, indirect and cumulative- undertaken on the basis of available information as a desk study or field survey or primary research as necessary and,
- Screening Statement with Conclusions.

2) Appropriate Assessment (Natura Impact Statement):

- Description of the NATURA 2000 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.

3) Alternative Solutions

If mitigation is possible that enables a risk to be avoided fully, then, subject to other necessary approvals, the project or plan may proceed. If mitigation measures are insufficient, or are not actually practicable and achievable to avoid the risk entirely, then, in the light of a negative assessment, the plan or project may not proceed. A wider search for alternative solutions may need to be considered – Stage 3. [2]

4) Imperative Reasons of Overriding Public Interest (IROPI)/Derogation. (Stage 4 is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project that will have adverse effects on the integrity of a NATURA 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. The extra protection measures for Annex I priority habitats come into effect when making the IROPI case.

[2] (DoEHLG, 2009) Appropriate Assessment of Plans and projects in Ireland: Guidance for planning authorities.

4. SCREENING STAGE ASSESSMENT

A) MANAGEMENT OF THE SITE

The plan or project is not directly connected with, or necessary to the management of NATURA 2000 sites.

B) DESCRIPTION OF THE PROPOSED PROJECT

Ardstone Homes Limited intends to apply for planning permission for a Strategic Housing Development at a site of 2.98 ha, at Stocking Avenue, Dublin 16 (Figures 1 & 2).

The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. The development will provide 93 no. 1 Bed and 148 no. 2 bed units, as follows;

- Block A is a 5 storey block comprising 40 units (20 no. 1 bed units; and 20 no. 2 bed units). Block A includes balconies on southern, northern and western elevations. A dedicated community building space comprising 552sq.m will also be provided on the ground floor of Block A.
- Block B is a 4 storey block comprising 34 units (18 no. 1 bed units; and 16 no. 2 bed units). Block B includes balconies on southern, southern, western and eastern elevations;
- Block C is a Part 4 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m is provided at ground floor level of Block C to serve all residential units, comprising; a reception area, games space, residents lounge and gym space.
- Block D is a 5 storey block comprising 49 no units (21 no. 1 bed units and 28 no. 2 bed units). Block D includes balconies on southern, western and eastern elevations;
- Block E is a 6 storey block comprising 47 no units (13 no. 1 bed units and 34 no. 2 bed units). Block E includes balconies on southern, western, eastern and northern elevations;
- 3 no. 3 storey duplex blocks are provided to the western boundary of the site, comprising 28 no. 2 bed units. Balconies and terrace space is provided to the eastern elevation.
- Provision of 204 no. on street car parking spaces
- Omission of creche as approved under SDCC Ref. SD14A/0222;
- The main vehicular access to the scheme will be from Stocking Avenue. A second new vehicular access is proposed from White Pines North to the east.
- Provision of 401 no. bicycle parking spaces;
- All other ancillary site development works to facilitate construction, site services, piped infrastructure, ESB sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments and provision of public and private open space including hard and soft landscaping, plant, provision of public and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground.

The potential Zone of Influence (ZoI) of the proposed project would be seen to be restricted to the site outline with potential for minor localised noise and light impacts during construction. However, drainage from site, both foul and surface water, would be seen as the external output form the site during construction and operation that may extend the ZOI. There is no direct hydrological connection to the Natura 2000 sites. However, there is an indirect connection to the Dublin Bay Natura 2000 sites via the surface water network and foul networks via the River Dodder and Ringsend WWTP respectively.

Figure 1. Site outline and location.

Figure 2. Site outline and location.

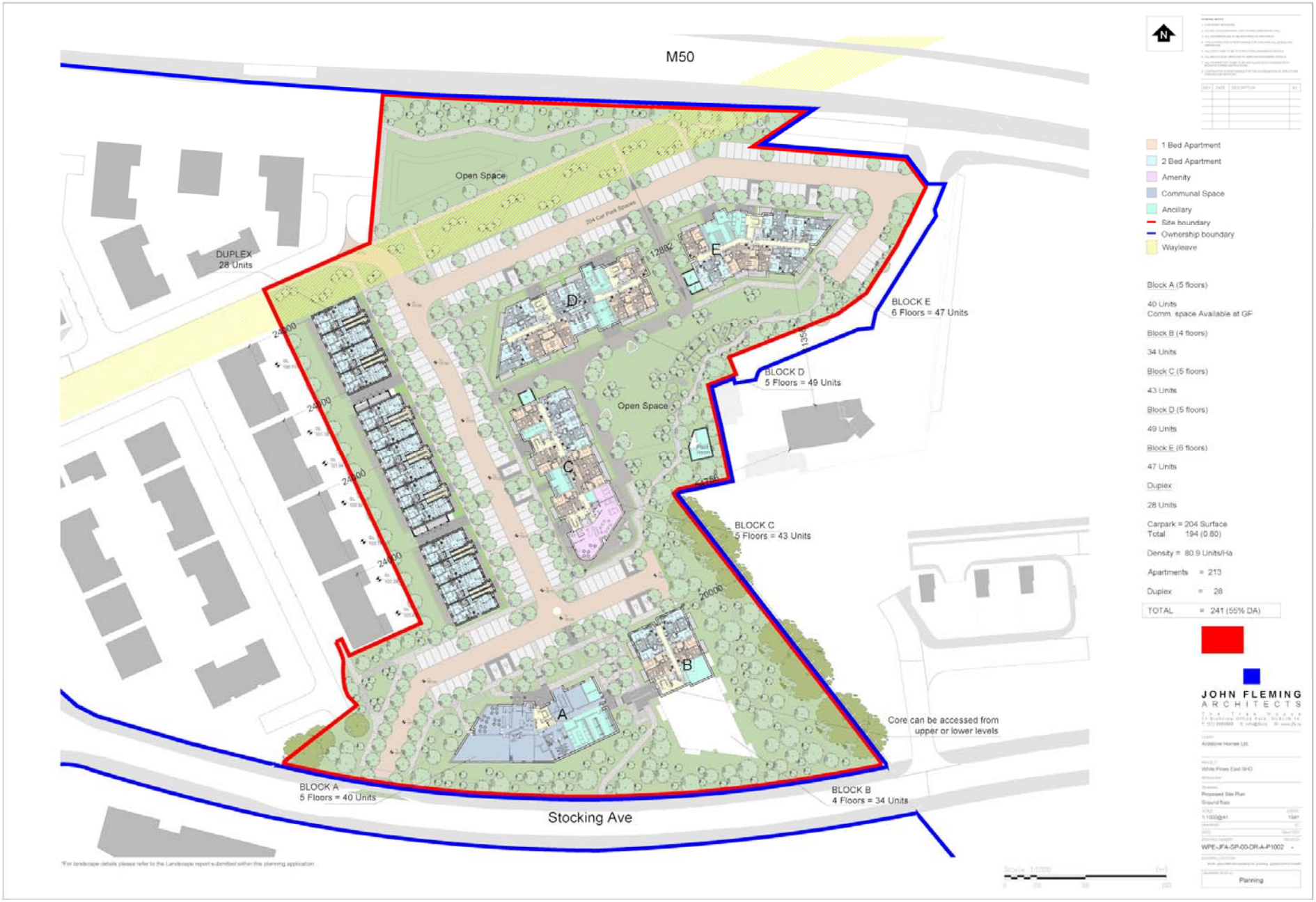

Figure 3. Proposed site layout.

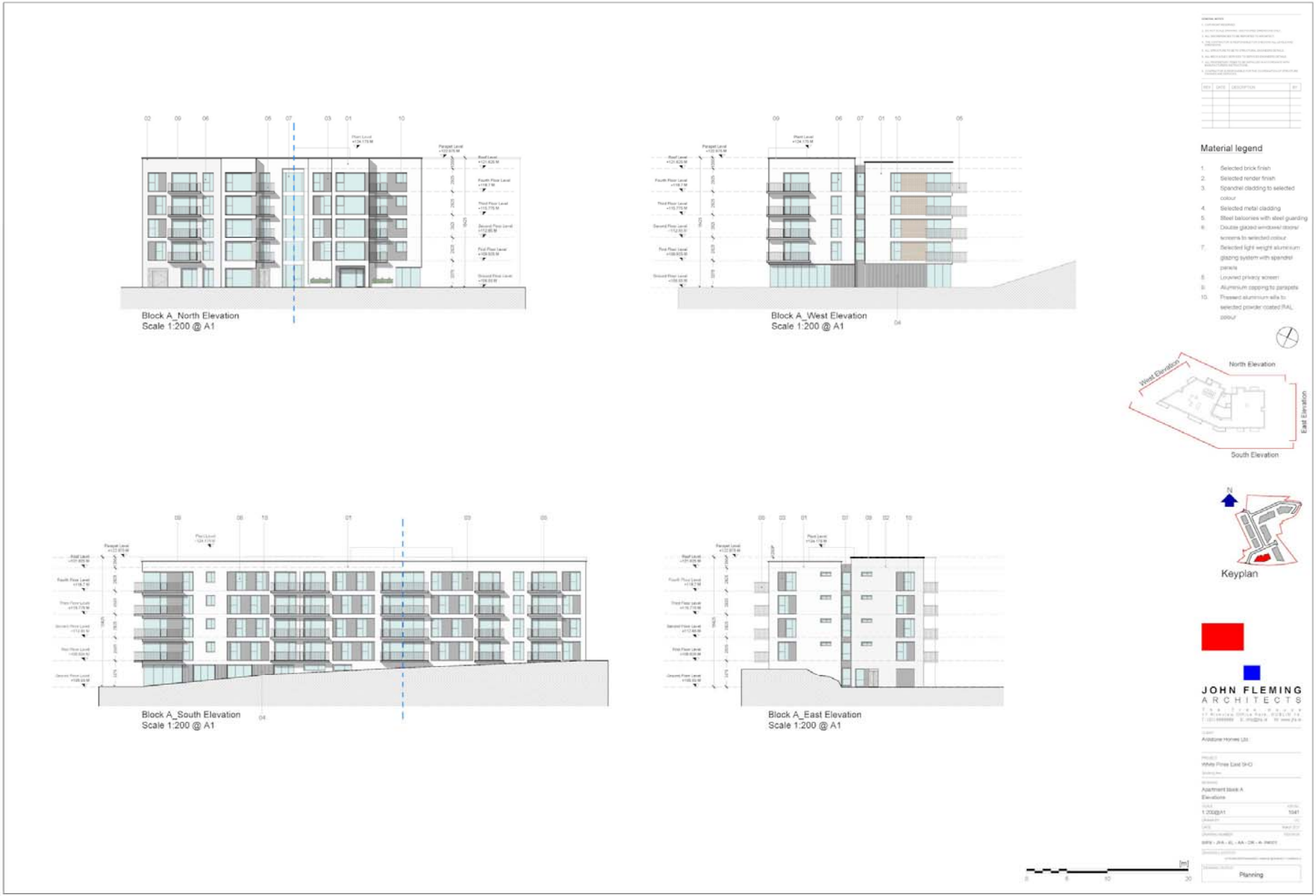

Figure 4. Elevations of Block A.

DRAINAGE

Surface water Drainage

As outlined in the DBFL Infrastructure Design Report:

Existing Surface Water Drainage

As outlined in section 3.1 of the report "*The site falls from its southern boundary along Stocking Avenue towards its northern boundary along the M50, forming a single surface water catchment. There is an existing 375mm diameter surface water line located along the site's northern boundary which extend along the M50 (within Ardstone's land ownership) prior to crossing under the M50."*

General Description of Surface Water Design

As outlined in section 3.2 "*The 375mm diameter surface water line (as described above in Section 3.1) is expected to provide a suitable surface water discharge point for the proposed development. Refer to DBFL Drawing No. 190230-DBFL-CS-SP-DR-C-1001 for proposed surface water outfall location.*" (Figure 5).

"*Surface water discharge rates from the proposed surface water drainage network will be controlled by a vortex flow control device (Hydrobrake or equivalent) and associated underground attenuation tanks (Stormtech Chambers). Underground attenuation tanks are sized to attenuate the 1 in 30 year storm event. The difference between the 1 in 100 year event and the 1 in 30 year event is being attenuated above ground in shallow basins. Surface water discharge will also pass via a full retention fuel / oil separator (sized in accordance with permitted discharge from the site).*

The proposed surface water drainage network will collect surface water runoff from the site via a piped network prior to discharging off site via the attenuation tank, flow control device and separator arrangement as noted above.

Surface water runoff from the site's road network will be directed to tree pits via conventional road gullies (with high level overflow to the piped surface water network). Surface water runoff from in curtilage parking areas will be captured by permeable paving.

Surface water runoff from apartment roofs will be captured by green roofs (sedum blanket) prior to being routed to the piped surface water drainage network.

Surface water runoff from the roofs of duplex's located along the site's western boundary will be routed to the proposed surface water pipe network via the porous aggregates beneath permeable paved driveways (providing an additional element of attenuation)."*.*

Surface Water Quality Impact

As outlined in section 3.4 "R*un-off rates from the site are controlled by flow control devices. Surface water management proposals for the development also incorporate the following impact reduction measures;*

• *Surface water network designed in accordance with GDSDS requirements*

• *Incorporates SUDS features e.g. permeable paving in the higher risk parking areas at the front of houses (i.e. treatment / filtration provided within the stone reservoir beneath permeable paved driveways)*

• *Surface water attenuation (i.e. treatment / filtration provided within the granular surround of the Stormtech Chambers) in conjunction with a final Class 1 fuel / oil separator prior to discharge to the downstream surface water network.*"

Existing Foul Drainage

As outlined in section 4 "*An existing 300mm diameter foul drain is located along the site's northern boundary (parallel to the M50 motorway). This foul drain extends westwards, parallel to the M50 motorway, within the development recently completed by Ardstone to the west of the site (White Pines North).*"

Design Strategy

"*As noted previously, the site falls from its southern boundary (along Stocking Avenue) towards its northern boundary adjacent to the M50. As such it is proposed to discharge foul drainage flows from the proposed development to the existing 300mm diameter foul sewer located along the site's northern boundary (described in Section 4.1 above).*

The proposed foul drainage network within the site comprises of a series of 225mm diameter pipes discharging by gravity to the existing 300mm diameter foul sewer located along the site's northern boundary.

Individual Duplex's units located along the site's western boundary will be services by individual 100mm diameter connections.." (Figure 5).

Pre-Connection Feedback from Irish Water

As outlined in section 4.3 "*Pre-connection enquiry feedback has been received from Irish Water (included in Appendix 1). Irish Water have advised as follows:*

- *Subject to a valid connection agreement being put in place, the proposed connection to the Irish Water's foul drainage network can be facilitated.*
- *New connections to the existing network are feasible subject to network upgrade (Scholarstown Branch Sewer LNRP).*
- *Timeline for delivery of Scholarstown Branch Sewer LNRP, as discussed with Dermot Fee, Irish Water Project Manager):*
  - *Successful contractor for LNRP notified in December 2020*
  - *D&B contract to be issued – Q1 2021*
  - *LNRP works to be completed – 2022*
- *Ardstone have commenced delivery of a portion of the LNRP works which traverses their lands at Scholarstown Road as part of the "Two Oaks" development*"

FOUL WATER TREATMENT UPGRADES WITHIN THE GREATER DUBLIN AREA

The foul water from the site will transfer to the Ringsend WWTP via public foul sewer where it will be diluted and mixed with other effluent. Treatment will take place at Ringsend WWTP prior to discharge into Dublin Bay. Irish Water operate this facility under licence (EPA D0034-01) and are required to comply with environmental legislation. In 2019, the facility received planning to upgrade capacity to 2.4 million PE, which will be in place by the time the proposed project becomes operational. The EIAR for the upgrading of Ringsend WWTP stated that "*The likely cumulative impact of the Proposed WwTP Component is that the resident population of the Greater Dublin Area will be capable of growing to its target population levels over time due to the increased capacity of the Ringsend WwTP. This will enable objectives at both national and regional levels to be met*."

In addition, a separate WWTP at Clonshaugh with a 500,000 PE capacity has received planning (November 2019). This will increase capacity within the Greater Dublin Area to 2.9 million PE.

LANDSCAPE

The landscape masterplan is seen in Figure 6.

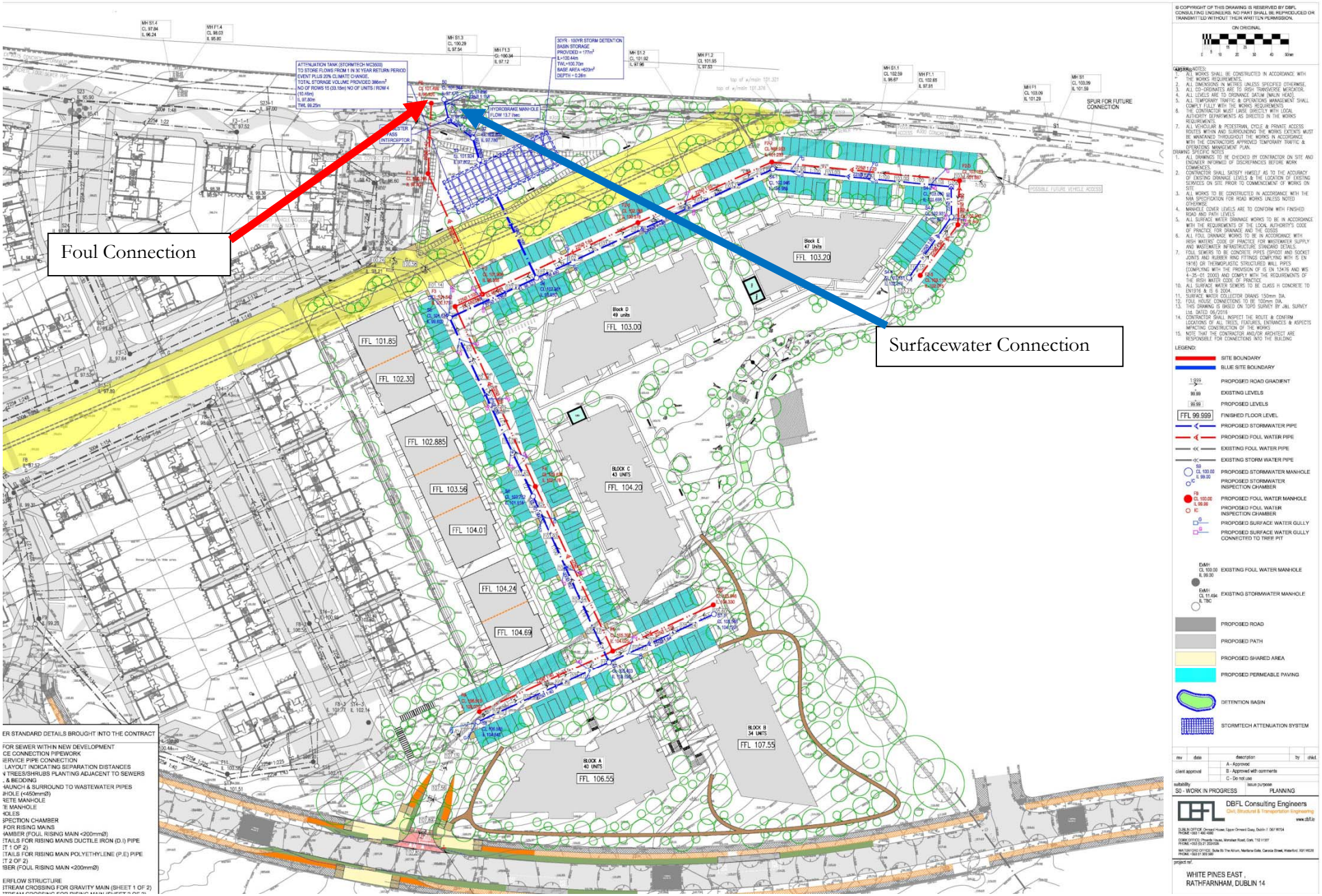

Figure 5. Proposed drainage of site.

Figure 6. Proposed landscape masterplan.

C) IDENTIFICATION OF NATURA 2000 SITES/SPECIES POTENTIALLY AFFECTED.

The proposed works are not within a NATURA 2000 site. The NATURA 2000 sites within 15km are seen in Figures 7 & 8 and are seen in Table 1. As can be seen from the EPA Waterframework Directive (WFD) data in Figures 9 and 10, there is no watercourse in the proximate the proposed project and there is no direct pathway to a Natura 2000 site. There is an indirect pathway from the site to surface water network to Dublin Bay via the River Dodder/ foul water networks to Ringsend WWTP. The proposed development site is located in a suburban environment and there is no intact biodiversity corridor to Natura 2000 sites. Following the precautionary principle screening of all Natura 2000 within 15km (Table 1) is carried out in Table 2. It should be noted that all Natura 2000 sites beyond 10km have no direct or indirect pathways to the proposed site. The Natura 2000 sites beyond 15km are located in the marine or coastal environments where significant mixing or dilution will occur or they are located inland with no direct or indirect pathways.

Table 1. Natura 2000 sites within 15km of the proposed development (>10km are shaded).

Site Code	Natura 2000 site	Distance
SAC		
IE0001209	Glenasmole Valley SAC	4.0 km
IE0002122	Wicklow Mountains SAC	4.2 km
IE0000210	South Dublin Bay SAC	8.7 km
IE0001209	Knocksink Wood SAC	9.5 km
IE000713	Ballyman Glen	12.1 km
IE0000206	North Dublin Bay SAC	13.1 km
IE0003000	Rockabill to Dalkey Island SAC	14.6 km
SPA		
IE0004040	Wicklow Mountains SPA	3.9 km
IE0004024	South Dublin Bay and River Tolka Estuary SPA	8.6 km
IE0004006	North Bull Island SPA	13.2 km
IE0004172	Dalkey Islands SPA	14.4km

Table 2. Initial screening of NATURA 2000 sites within 10km and NATURA 2000 sites within 15km with potential of hydrological connection to the proposed development.

a) Special Areas of Conservation

Natura Code	Name	Screened In/Out	Details/Reason
Special Areas of Conservation			
IE0001209	Glenasmole Valley SAC	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. The favourable conservation status of a species is achieved when: • population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and • the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and • there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis. **Features of Interest** 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco Brometalia*) (* important orchid sites)* 6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) 7220 Petrifying springs with tufa formation (Cratoneurion)* * denotes a priority habitat **Potential Impact** The proposed works are located a minimum of 4.0 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. **No significant effects are likely**
IE0002122	Wicklow Mountains SAC	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. The favourable conservation status of a species is achieved when: • population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and • the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and • there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis. **Features of Interest** 3110 Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) 3160 Natural dystrophic lakes and ponds 4010 Northern Atlantic wet heaths with Erica tetralix 4030 European dry heaths 4060 Alpine and Boreal heaths

Natura Code	Name	Screened In/Out	Details/Reason
			6130 Calaminarian grasslands of the *Violetalia calaminariae* 6230 Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* 7130 Blanket bogs (* if active bog) 8110 Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) **Potential Impact** The proposed works site is a minimum of 4.2 km from this SAC (Figure 8). No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The features of interest of this SAC are terrestrial and aquatic habitats. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0000210	South Dublin Bay SAC	**Out**	**Conservation Objectives** To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC, which is defined by the following list of targets: • The permanent habitat area is stable or increasing, subject to natural processes. • Maintain the extent of the *Zostera* –dominated community, subject to natural processes. • Conserve the high quality of the *Zostera* –dominated community, subject to natural processes • Conserve the following community type in a natural condition: Fine sands with *Angulus tenuis* community complex. **Feature of Interest** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impact** The development site is located within a suburban area 8.7 km from the South Dublin Bay SAC (Figure 8). There is no 'direct' Source-Pathway linkage between the proposed development site and the SAC. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay. Due to the distance (8.7km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the

Natura Code	Name	Screened In/Out	Details/Reason
			proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE001209	Knocksink Wood SAC	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected **Features of Interest** Petrifying springs with tufa formation (Cratoneurion) [7220] Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion albae) [91E0]. **Potential Impact** The development site is located within a suburban area 9.5km from the Knocksink Wood 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. **No significant effects are likely**
IE000713	Ballyman Glen SAC	**Out**	**Conservation Objectives** To maintain or restore the favourable conservation condition of Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] **Potential Impact** The development site is located within a suburban area 12.1 km from the Ballyman Glen 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. **No significant effects are likely**
IE0000206	North Dublin Bay SAC	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** 1140 Mudflats and sandflats not covered by seawater at low tide 1210 Annual vegetation of drift lines 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae) 1395 Petalwort *Petalophyllum ralfsii* 1410 Mediterranean salt meadows (*Juncetalia maritimi*) 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation 2190 Humid dune slacks

Natura Code	Name	Screened In/Out	Details/Reason
			Potential Impact The development site is located within an urban area 13.1 km from the North Dublin Bay SAC (Figure 9). There is no 'direct' Source-Pathway linkage between the proposed development site and the SAC. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay Due to the distance (13.1km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site. 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. **No significant effects are likely**
IE0003000	Rockabill to Dalkey Island SAC	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** 1170 Reefs 1351 Harbour porpoise *Phocoena phocoena* **Potential Impact** The development site is located within an urban area 14.6 km from the Rockabill to Dalkey SAC (Figure 9). There is no 'direct' Source-Pathway linkage between the proposed development site and the SAC. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay Due to the distance (14.6 km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site which is located in the marine environment on the eastern side of Dublin Bay. 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. **No significant effects are likely**

b) Special Protection Areas

Natura Code	Name	Screened In/Out	Details/Reason
Special Protection Areas			
IE004040	Wicklow Mountains SPA	**Out**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** *Falco colombarius* (Merlin) [A098] *Falco peregrinus* (Peregrine) [A103] **Potential Impact** The proposed works site is a minimum of 3.9 km from this SPA. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE0004024	South Dublin Bay and River Tolka Estuary SPA	**Out**	**Conservation Objective:** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) Oystercatcher (*Haematopus ostralegus*) Ringed Plover (*Charadrius hiaticula*) Grey Plover (*Pluvialis squatarola*) Knot (*Calidris canutus*) Sanderling (*Calidris alba*) Dunlin (*Calidris alpina*) Bar-tailed Godwit (*Limosa lapponica*) Redshank (*Tringa totanus*) Black-headed Gull (*Croicocephalus ridibundus*) Roseate Tern (*Sterna dougallii*) Common Tern (*Sterna hirundo*) Arctic Tern (*Sterna paradisaea*) Wetlands & Waterbirds **Potential Impact** The development site is located within an urban area 8.6 km from this SPA (Figure 8). There is no 'direct' Source-Pathway linkage between the proposed development site and the SPA. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay. Due to the distance (8.6km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site.

Natura Code	Name	Screened In/Out	Details/Reason
			No potential impact is foreseen. 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. **No significant effects are likely**
IE0004006	North Bull Island SPA	**Out**	**Conservation Objective:** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** A046 Light-bellied Brent Goose (*Branta bernicla hrota*) A048 Shelduck (*Tadorna tadorna*) A052 Teal (*Anas crecca*) A054 Pintail (*Anas acuta*) A056 Shoveler (*Anas clypeata*) A130 Oystercatcher (*Haematopus ostralegus*) A140 Golden Plover (*Pluvialis apricaria*) A141 Grey Plover (*Pluvialis squatarola*) A143 Knot (*Calidris canutus*) A144 Sanderling (*Calidris alba*) A149 Dunlin (*Calidris alpina alpine*) A156 Black-tailed Godwit (*Limosa limosa*) A157 Bar-tailed Godwit (*Limosa lapponica*) A160 Curlew (*Numenius arquata*) A162 Redshank (*Tringa tetanus*) A169 Turnstone (*Arenaria interpres*) A179 Black-headed Gull (*Chroicocephalus ridibundus*) A999 Wetlands **Potential Impact** The development site is located within an urban area 13.2 km from this SPA (Figure 8). There is no 'direct' Source-Pathway linkage between the proposed development site and the SPA. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay. Due to the distance (13.2 km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site. 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. **No significant effects are likely**
IE0004172	Dalkey Islands SPA	**Out**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

Natura Code	Name	Screened In/Out	Details/Reason
			Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] The favourable conservation status of a species is achieved when: • population dynamics data on the species concerned indicate that it is maintaining itself on a long - term basis as a viable component of its natural habitats, and • the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and • there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long - term basis. **Potential Impact** The development site is located within an urban area 14.4 km from this SPA (Figure 8). There is no 'direct' Source-Pathway linkage between the proposed development site and the SAC. Surface water drains to the public surface water network to the River Dodder which is 2km from the site (Figure 10), which then flows to the River Liffey and into Dublin Bay Due to the distance (14.4km) via the indirect pathway (e.g. surface/foul water networks) any pollutants or silt will be dispersed, settle or be diluted. Foul water from the development will be processed in the existing Ringsend Treatment works. The indirect pathway of surface water or, foul water to Ringsend will not result in a significant effect on the Natura 2000 site. 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. **No significant effects are likely**

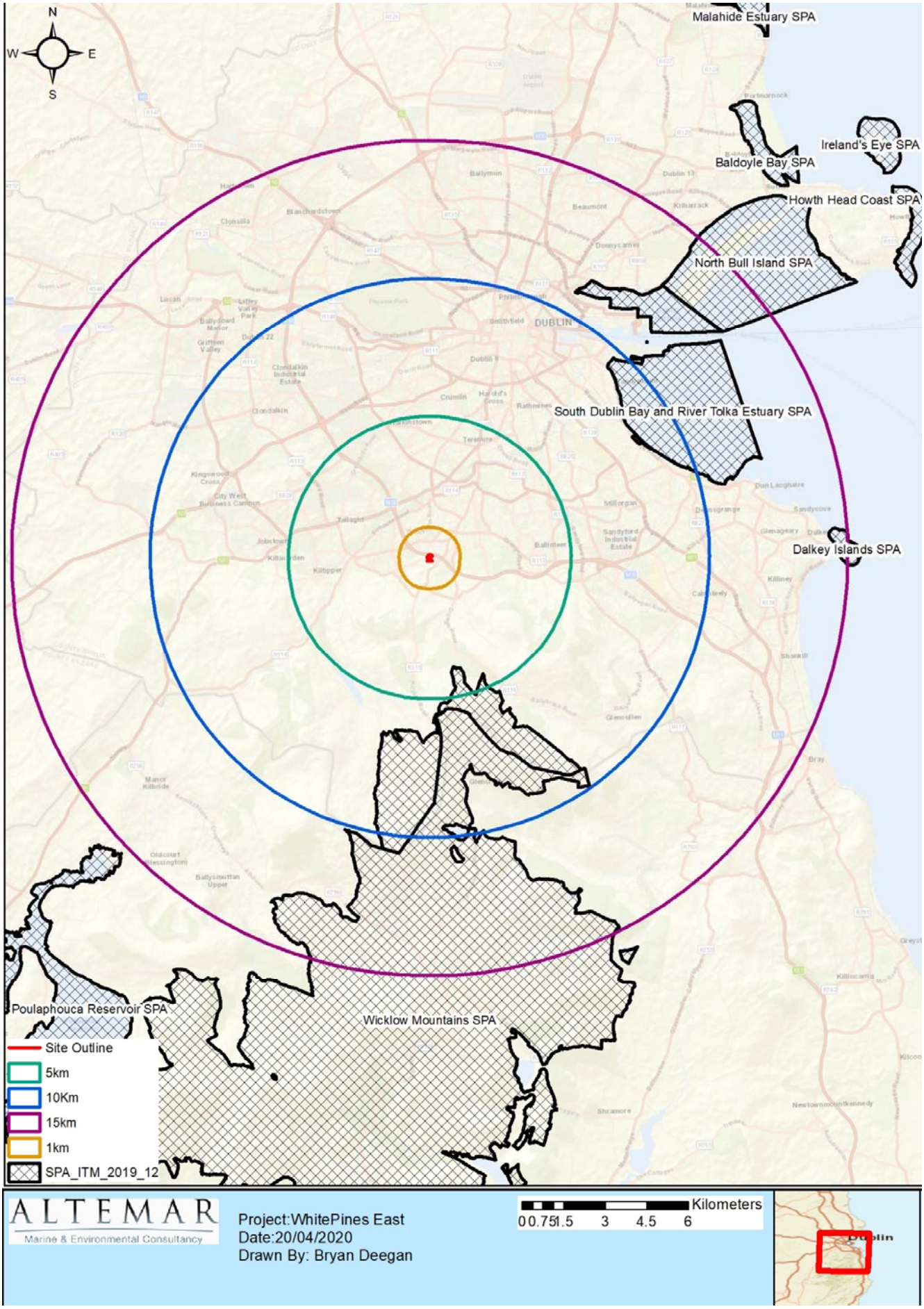

Figure 7. Special Protected Areas located within 15km of the proposed development.

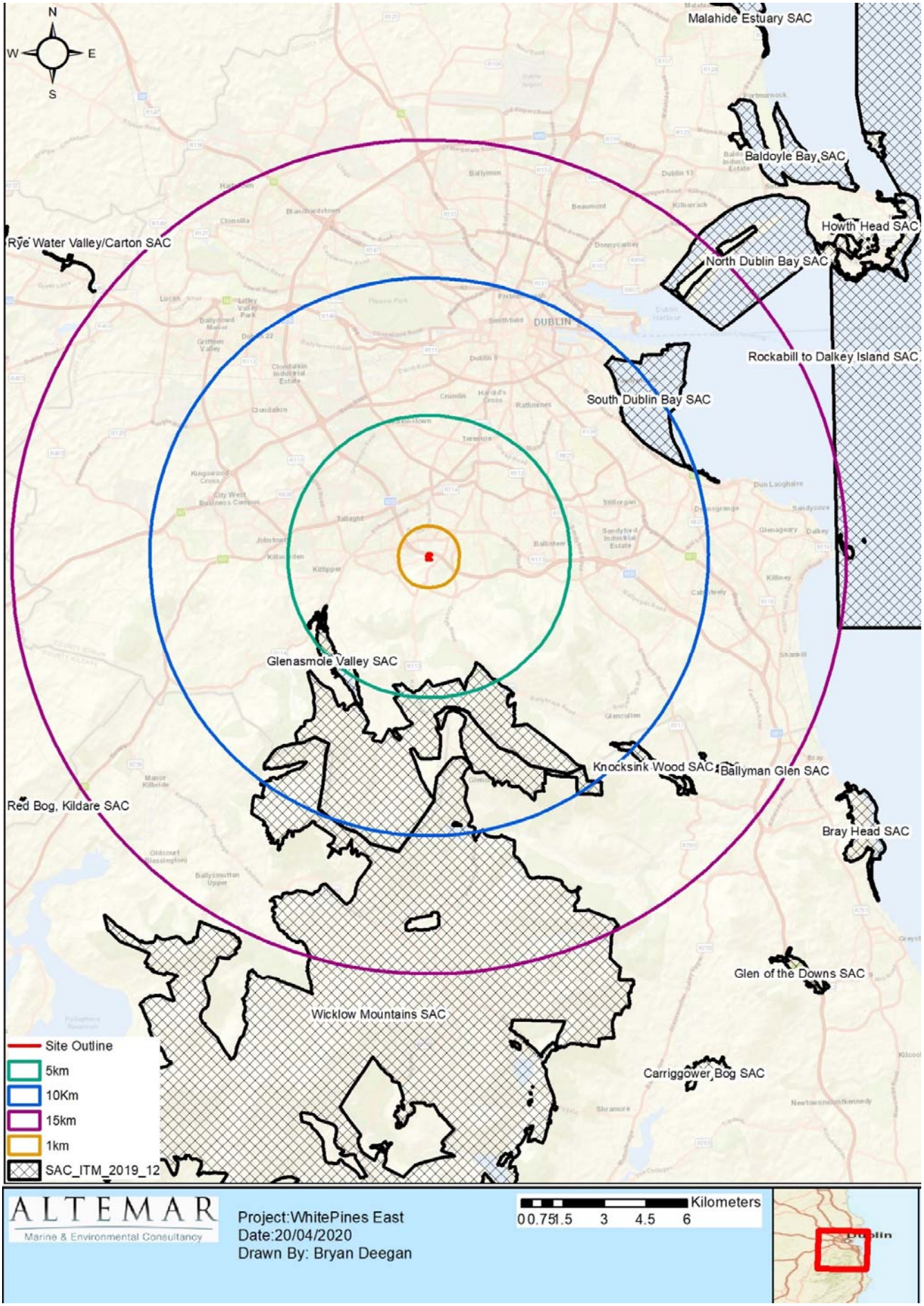

Figure 8. Special Areas of Conservation located within 15km of the proposed development.

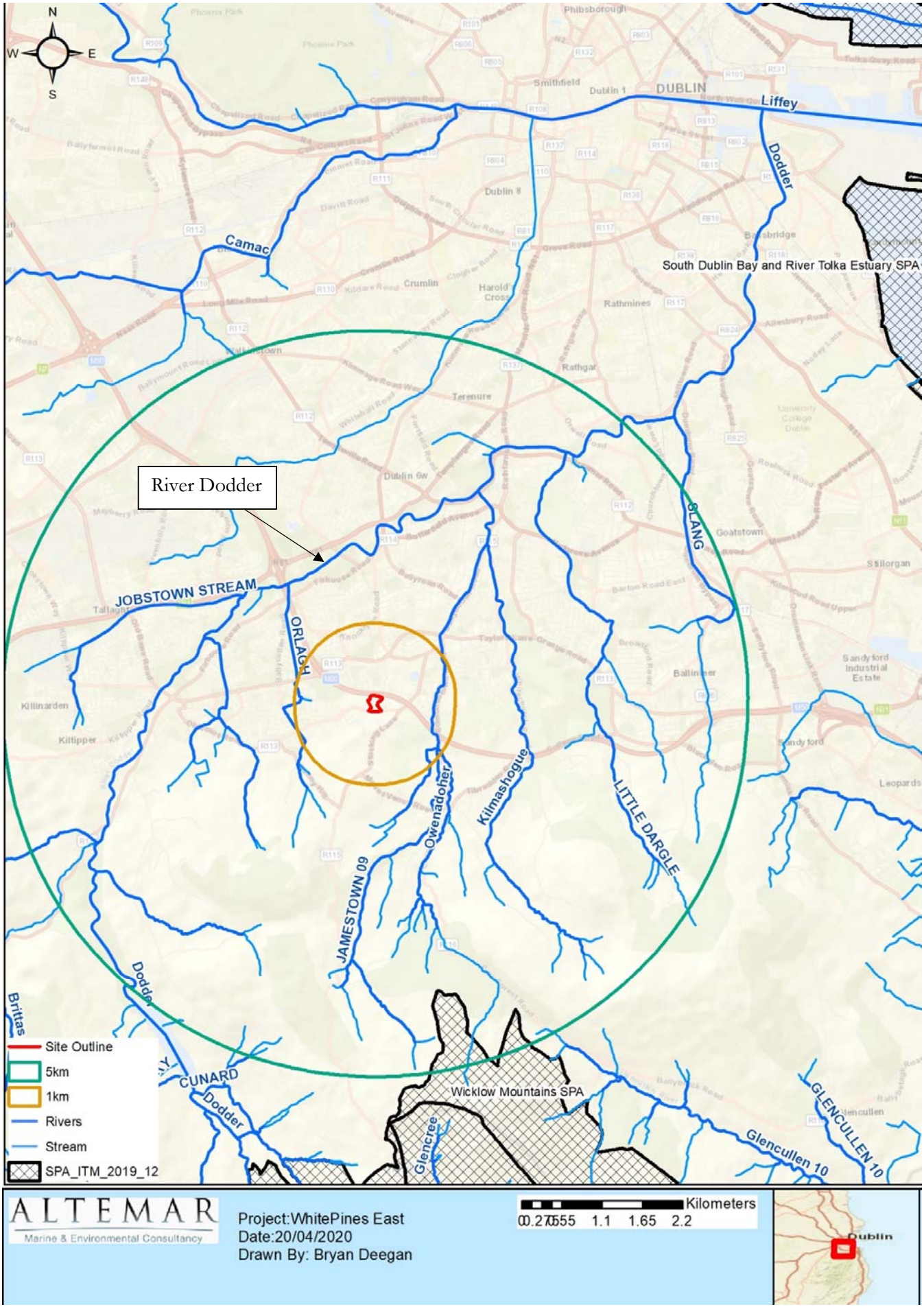

Figure 9. Watercourses and SPA's proximate to the proposed development (NPWS & EPA-WFD data)

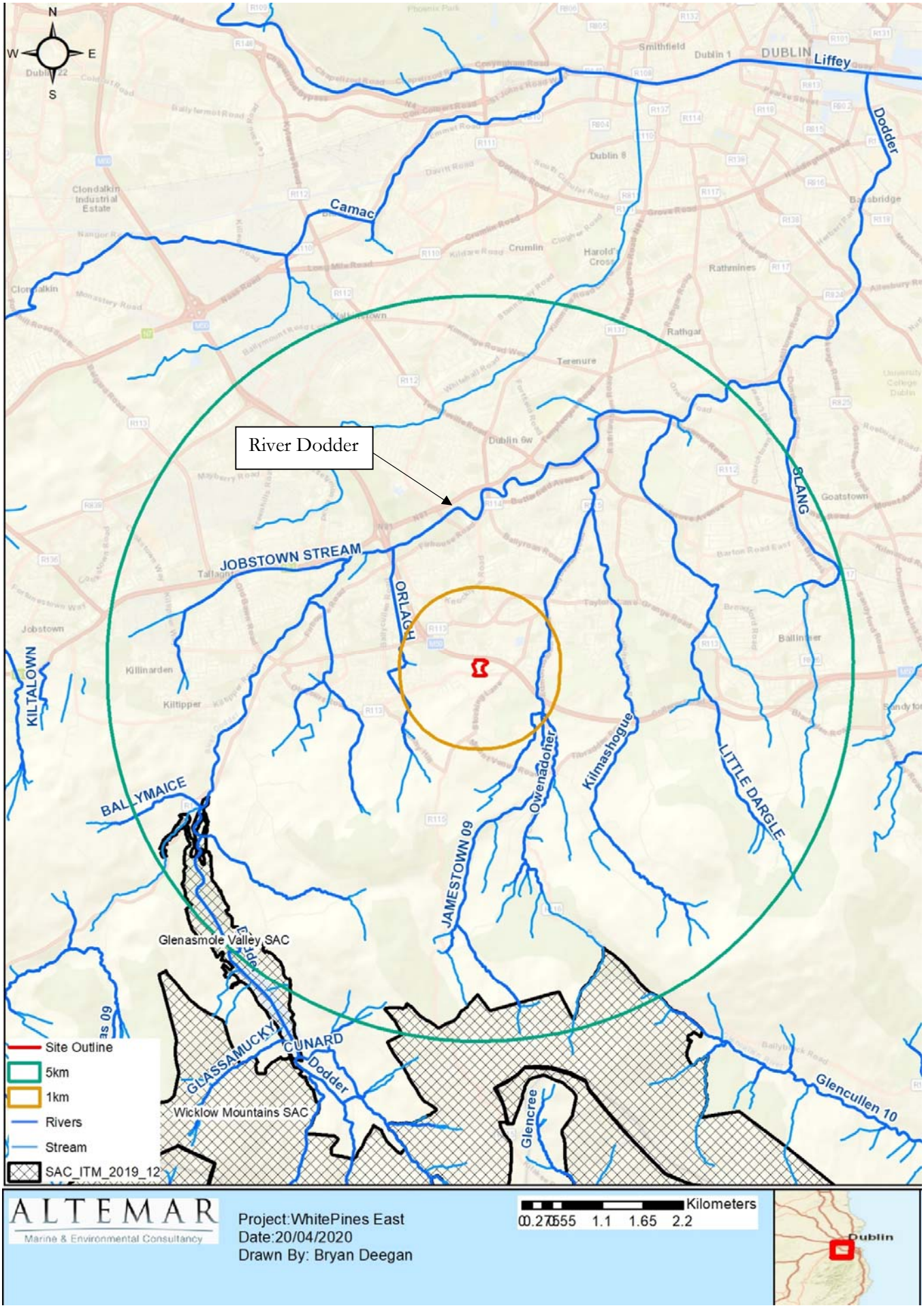

Figure 10. Watercourses and SAC's proximate to the proposed development (NPWS & EPA-WFD data)

D) ASSESSMENT OF SOURCE PATHWAY RECEPTOR LINKAGES

It would be expected that if any silt-laden stormwater from construction or operation of the project enters the stormwater sewer i.e. without any on-site or Water Pollution Act compliance measures, the suspended solids will naturally settle within the drainage pipes and in the existing drainage infrastructure and would be mixed and diluted with other surface water prior to reaching the River Dodder. From here the particles would settle within the River Dodder and in particular the estuarine element of the River Liffey. However, the project will be required to comply with Water Pollution Acts and ensure that discharges are desilted and have petrochemical interception. However, these standard controls are not necessary for the protection of Natura 2000 sites.

The foul sewer terminates at Ringsend Waste Water Treatment Plant (WWTP). The foul water from the site will transfer to the Ringsend WWTP via public foul sewer where it will be diluted and mixed with other effluent. Treatment will take place at Ringsend WWTP prior to discharge into Dublin Bay. Irish Water operate this facility under licence (EPA D0034-01) and are required to comply with environmental legislation. In 2019 (ABP Ref. PL29S.301798), the facility received planning to upgrade capacity to 2.4 million PE, which will be in place by the time the proposed project becomes operational. The EIAR for the upgrading of Ringsend WWTP stated that "The likely cumulative impact of the Proposed WwTP Component is that the resident population of the Greater Dublin Area will be capable of growing to its target population levels over time due to the increased capacity of the Ringsend WwTP. This will enable objectives at both national and regional levels to be met." Emissions from the plant are currently not in compliance with the Urban Wastewater Treatment Directive. Note that Phase 1 of these works is currently underway with a target completion date of 2021.

Note that as part of this application an Environmental Impact Assessment Report (EIAR) was submitted. Sections 5 and 6 of this EIAR related to Marine Biodiversity and Terrestrial Biodiversity respectively and each contained a section on the 'do nothing scenario'. These review the effects to biodiversity in Dublin Bay in the absence of the upgrade works.

"*If the status quo is maintained there will be little or no change in the majority of the intertidal faunal assemblages found in Dublin Bay which would likely continue to be relatively diverse and rich across the bay. Previous studies suggest that the outer and south bays are largely unaffected by the nutrient inputs from the WwTP at Ringsend and from the Liffey and Tolka rivers. Therefore, the sandy communities found in those areas will likely remain dominated by the same assemblage of Nepthys, tellinids and other pollution-sensitive species, albeit subjected to natural spatial and seasonal variations.*

However, the areas in the Tolka Estuary and North Bull Island channel will continue to be affected by the cumulative nutrient loads from the river Liffey and Tolka and the effluent from the Ringsend WwTP. These areas will likely continue to be colonised by opportunistic taxa tolerant of organic enrichment. There is a possibility that an increase in the nutrient outputs from the plant due to the operational overload and storm water discharges could result in a decline in the biodiversity of these communities as a result of low oxygen availability caused by increased organic enrichment. Considering the existing situation, it is possible that through the future oversupply of DIN to the area impacted by the existing outfall, benthic production could be adversely impacted due to hypoxic or even anoxic conditions. An increase in the cover of opportunistic macroalgae could lead to further deterioration in the lagoons in the North Bull as they add to the organic load on the benthos and further increase the BOD. These events, although localised, could deteriorate the biological status for Dublin Bay as a whole. Nonetheless, it is unlikely, as existing historical data suggests that pollution in Dublin Bay has had little or no effect on the composition and richness of the benthic macroinvertebrate. Although a localised decline could occur, it is not envisaged to be

to a scale that could pose a threat to the shellfish, fish, bird or marine mammal populations that occur in the area. (section 5.7.1)

If the Proposed WwTP Component is not implemented, there is a possibility that an increase in the nutrient outputs from the plant due to operational overload and storm water discharges could result in a decline in the biodiversity of invertebrate communities in the Tolka Estuary and North Bull Island channel as a result of low oxygen availability caused by increased organic enrichment.

An increase in the cover of opportunistic macroalgae could lead to further deterioration in the lagoons in the North Bull as they add to the organic load on the benthos and further increase the BOD. These events, although localised, could deteriorate the biological status for Dublin Bay as a whole. It is unlikely that they would have any significant impact on the waterbird populations that forage on invertebrates in Dublin Bay.

A graphic from the EIAR prepared by Irish Water in 2018 showed the zone of influence of the discharge from the Ringsend WwTP and this indicated that effects from the discharge do not extend to the south side of the bay."

The proposed development will make a very small contribution to the overall capacity of the licensed WwTP at Ringsend. While there are capacity issues at the WwTP, substantial upgrades to capacity are expected to be delivered over the medium term. Water quality assessment undertaken in Dublin Bay confirms that Dublin Bay is classified as "unpolluted" and there is no evidence that operations from the WwTP are affecting the conservation objectives of the European sites in Dublin Bay. It is assessed that the proposed development in combination with the WwTP won't have any significant effects on any European sites.

No cumulative or in combination effects on Natura 2000 sites are foreseen.

Cumulatively, these other proposals will not significantly affect Natura 2000 sites. Therefore, the significance of the impact of the proposed development, is imperceptible and is considered not to change in combination with the other projects.

E) Potential Construction and Operational impacts on Natura 2000 sites

All waste from the demolition and construction phase will be disposed of in a registered facility and will not pose a threat to a NATURA 2000 site. Light, dust and noise impacts would be seen in the direct vicinity of the proposed project (in the absence of controls on site). There is no 'direct' Source-Pathway linkage between the proposed development site Dublin Bay and existing measures are in place downstream of the works. .It is concluded that there is also no impact from the proposed development through the separate public [sewer network which could result in any change to the current water regime (water quality or quantity) in Dublin Bay.

The protection of downstream European sites is in no way reliant the standard construction procedures that will be in place on site.

F) In-Combination Effects

A search of the www.Myplan.ie online planning was carried out. The site is an area that is undergoing development and planning. The area to the west has under gone grant of Planning SD14A/0222 (Ardstone Lands north of Stocking Avenue) and surface water drainage network has been constructed connecting the existing surface water drain under Stocking Avenue to the existing 600mm diameter surface water drain which crosses under the M50 motorway. The majority of other planning applications in the vicinity of the proposed project are small scale

projects involving individual houses and small-scale developments, but it would be expected that the area would undergo development in the coming years. Given the scale of these developments and the distance to Natura 2000 sites via indirect hydrological connections via surface and foul water networks, which have existing control measures in place, no in-combination effects are foreseen from the proposed development.

CONCLUSIONS

The proposed site is located in a suburban environment 4.0 km from the nearest Natura 2000 site. Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites. However, the site is not proximate to and does not have a direct pathway to watercourses that could act as potential vectors for impact on Natura 2000 sites. There is no direct hydrological pathway from the proposed development site a Natura 2000 site. However, there is an indirect pathway to Dublin Bay and Natura 2000 sites via the surface water connection Dublin Bay and via foul water to Ringsend WWTP. Foul water from the development will be processed in the Ringsend Treatment works.

No Natura 2000 sites are within the zone of influence of this development. Having taking into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites. In addition, no in-combination effects are foreseen.

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

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

FINDING OF NO SIGNIFICANT EFFECTS REPORT

Details of project	Appropriate Assessment Screening for proposed development of a neighbourhood centre and mixed-use three-story building at Stocking Avenue, Woodtown, Dublin 16.
Name and Location of the NATURA 2000 sites	Glenasmole Valley SAC 4.0 km Wicklow Mountains SAC 4.2 km South Dublin Bay SAC 8.7 km Knocksink Wood SAC 9.5 km Ballyman Glen 12.1 km North Dublin Bay SAC 13.1 km Rockabill to Dalkey Island SAC 14.6 km Wicklow Mountains SPA 3.9 km South Dublin Bay and River Tolka Estuary SPA 8.6 km North Bull Island SPA 13.2 km Dalkey Islands SPA 14.4km
Description of the Project	A proposed Strategic Housing Development at a site of 2.98 ha, at Stocking Avenue, Dublin 16.
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
The assessment of significant effects	
Describe how the project is likely to affect the NATURA 2000 site	There are not likely to be significant effects on any European site.
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data, field surveys of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taking into consideration the effluent discharge from the proposed development works, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	
On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.	

DATA USED FOR THE AA SCREENING ASSESSMENT

NPWS site synopses and Conservation objectives of sites within 15km were examined. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road map and satellite imagery. A site visit including a bat survey was carried out including survey to determine if the site contained possible threats to a NATURA 2000 site.

REFERENCES

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

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000; http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC; http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission; http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
7. The Status of EU Protected Habitats and Species in Ireland. http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2016) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 5.0. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
9. NPWS (2016) Conservation objectives for Wicklow Mountains SAC [002122]. Generic Version 5.0. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
10. NPWS (2016) Conservation objectives for Rye Water Valley/Carton SAC [001398]. Generic Version 5.0. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
11. NPWS (2016) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 5.0. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
12. SDCC online planning https://www.sdcc.ie/en/services/planning/planning-applications/
13. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2018) Conservation objectives for Dalkey Islands SPA 004172. Generic Version 6.0. Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. 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.

17. NPWS (2018) Conservation objectives for Dalkey Islands SPA [004172]. Generic Version 6.0. Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2012). Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2018) Conservation objectives for Ireland's Eye SPA [004117]. Generic Version 6.0. Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2018) Conservation objectives for Howth Head Coast SPA [004113]. Generic Version 4.0. Department of Arts, Heritage and the Gaeltacht.
21. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
22. NPWS (2015) Conservation objectives for Howth Head SAC [000202]. Generic Version 1, National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
23. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
24. NPWS (2013b) Rockabill to Dalkey Island SAC (site code: 3000)Conservation objectives supporting document. -Marine Habitats and Species Version 1
25. NPWS (2020) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 7.0. Department of Culture, Heritage and the Gaeltacht.
26. NPWS (2020) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 7.0. Department of Culture, Heritage and the Gaeltacht.

APPENDIX I-PRE-CONNECTION FEEDBACK FROM IRISH WATER

Gary Talbot
48 Fitswilliam Square
Dublin 2
D02EF89

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

5 February 2021

Re: Design Submission for Stocking Avenue, Woodtown, Dublin (the "Development") (the "Design Submission") / Connection Reference No: CDS19008724

Dear Gary Talbot,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:
Name: Marko Komso
Email: mkomso@water.ie

Yours sincerely,

Yvonne Harris

Yvonne Harris
Head of Customer Operations