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Appropriate Assessment Screening & Natura Impact Statement - Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a proposed development at 1-6 City Quay, Dublin 2.



6th December 2024

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Document Control Sheet			
Project	Appropriate Assessment Screening and Natura Impact Statement – Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a proposed development at 1-6 City Quay, Dublin 2.		
Report	Appropriate Assessment Screening & Natura Impact Statement		
Date	6 th December 2024		
Version	Author	Reviewed	Date
Draft 01	Bryan Deegan	Gayle O'Farrell	6 th December 2024
Planning	Bryan Deegan		6 th December 2024

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Introduction

The following Appropriate Assessment Screening and Natura Impact Statement – Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA has been prepared by Altamar Ltd. for a proposed development at 1-6 City Quay, Dublin 2.

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 a plan or project, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded that there are no likely significant effects on any European site, in view of best scientific knowledge and the conservation objectives of the relevant European sites.

The Natura Impact Statement examines whether the plan or project, either alone, or in combination with other plans and projects, in the view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European sites.

Altamar Ltd.

Since its inception in 2001, Altamar 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 Altamar. Bryan is an environmental scientist and marine biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening and Natura Impact Statement.

The 2024 wintering bird surveys were carried out by Frank Spellman (BSc, MSc) of Altamar Ltd. Frank has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. Frank has been lead ornithologist on numerous development projects within Ireland carrying out full wintering bird and breeding bird assessments.

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 objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

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

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

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

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

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

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;

- *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' 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.

Stage 1 Screening Assessment

Management of the Site

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

Description of the Proposed Project

Ventaway Limited intend to apply for a 10-year planning permission for development at a site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 KT32), 5 City Quay (D02 PC03), and 23-25 Moss Street (D02 F854).

The proposed development comprises:

- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);
- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;
- The arts centre is contained at ground and lower ground floor levels;
- The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;
- The double basement provides for 11 car parking spaces, 316 bicycle spaces, and 3 motorcycle parking spaces;
- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices;

All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure.

The proposed site outline and location are demonstrated in Figures 1-2. The architectural layouts and sections are seen in Figures 3-7. A Habitat and species assessment of the site is seen in Appendix I. Wintering bird and flightlines assessment is seen in Appendix II & III.

Drainage

An Engineering Services Report has been prepared by CS Consulting Engineers to accompany this planning application. The report outlines the following:

Surface Water Drainage

In relation to surface water drainage the report states that *'Proposed Surface Water Drainage Layout and Connection Points All surface water run-off from the proposed development shall be controlled during intense rainfall events by means of blue roofs located at levels 6, 9, 11, 12 and roof level, attenuation storage system located at the basement level -2 and associated flow control device which shall limit surface water run-off from the proposed development to a maximum of 2.0l/sec. The surface water from these attenuation systems shall be discharged into the proposed last manhole located within the proposed development extents.'*

The combination of surface water and foul effluent from the proposed development shall ultimately discharged into the existing 1500mm diameter combined sewer along Gloucester Street South.

Allowable run-off rate and attenuation storage provision

The development is required to retain stormwater volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1-in-100-year storm event, increased by 20% for the predicted effects of climate change. In accordance with Greater Dublin Strategic Drainage Study

(GDSDS), the proposed development shall restrict the stormwater run-off to greenfield run-off rates or 2.0l/s/ha whichever is greater, unless other requirements are specified by Dublin City Council.'

Foul Drainage

'It is proposed to discharge the foul effluent generated by upper floors via gravity to the existing combined sewer along 1500mm diameter combined sewer along Gloucester Street South to the south of the development site. It is also proposed to provide a pumping station with 24-hour storage at the basement level (-2 level) to pump any foul effluent generated at the basement levels. The foul effluent shall be pumped to a standoff manhole at surface level and ultimately discharge into the existing combined sewer on Gloucester Street South.'

Flood Risk Assessment

A Site-Specific Flood Risk Assessment has also been prepared by CS Consulting Engineers. The report concluded the following:

The Site-Specific Flood Risk Assessment has been carried out in accordance with the requirements of the national flood guidelines and Dublin City Council's Development Plan. Its conclusions are summarised as follows:

- *The development site historically has no recorded flood events, as noted in the OPW's historical flood maps.*
- *Predicted flood hazard mapping for fluvial flood events shows that the proposed development site is under negligible risk of flooding from this source.*
- *Tidal flood mapping illustrates that the subject site is located within Flood Zone A and Flood Zone B. With the majority of the ground floor level of the proposed development being set at 4.00m AOD, in order to set the floor level above the flood protection level of 3.92m AOD which takes into account climate change allowance of 500mm and a 300mm freeboard allowance (3.12m AOD + 0.30m+0.50m = 3.92m AOD), and with the implementation of flood resistance and flood resilience mitigation measures it is deemed that the risk of tidal flooding has been adequately addressed given the subject site location and proposed use.*
- *Predicted flood hazard mapping for pluvial flood events show that the existing site is at moderate risk of flooding from these sources as at present the existing site has unattenuated discharge. However, the proposed development will allow for an appropriate surface water drainage system inclusive of a storm water attenuation sized to address a 1-in-100-year extreme storm event, increased by 20% for predicted climate change effects. This will significantly reduce the volume of storm water leaving the site during extreme storm events, which in turn will have the effect of reducing the loading on the existing public drainage system and reducing the risk of pluvial flooding on subject site and neighbouring sites.*
- *The development's basement shall be constructed to withstand groundwater ingress, mitigating the risk of flooding from this source.*

The proposed development is deemed to be suitable for the site location, as historical and potential flood routes have been reviewed and the likelihood of the development being subject to flooding is low, given the implementation of the mitigation measures described.

Summary of the works

As can be seen from the information provided above the works involve the demolition of existing structures on site including the main derelict building and hard standing. In addition, contamination was noted within the boreholes taken on site. Based on the information outlined in the Outline Construction Waste Management Plan & Waste Management Plan, the contamination on site and the proximity of the River Liffey which is a direct pathway to Natura 2000 sites, a robust approach to ecological impact and Appropriate Assessment is considered appropriate. The proposed project will require a robust series of mitigation measures to prevent downstream impacts on the River Liffey and downstream Natura 2000 sites.



Figure 1. Proposed site outline and location

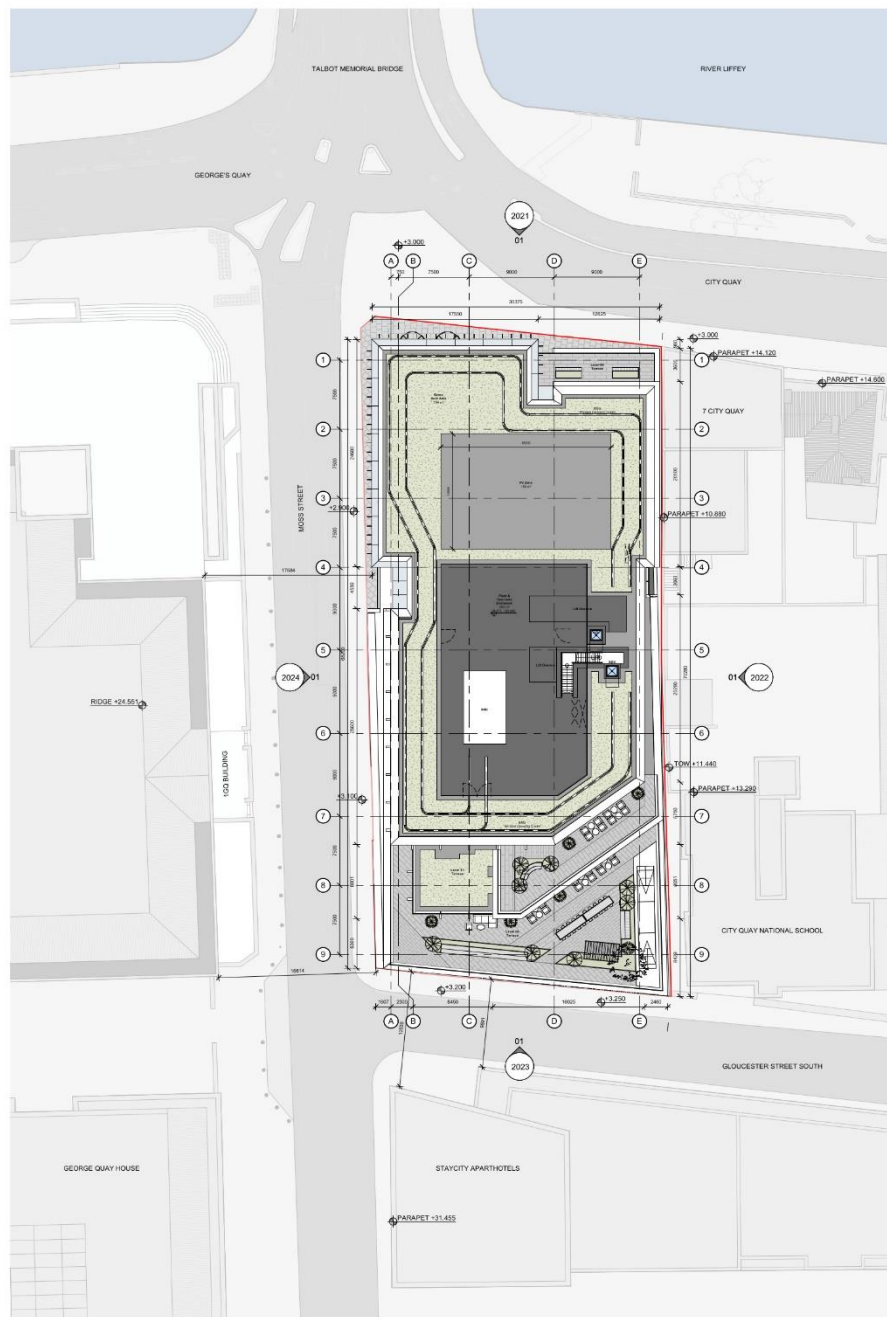


Project: City Quay
 Location: City Quay, Dublin 2
 Date: 04th December 2024
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 2. Proposed site outline



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ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS



Legend

Application Site Boundary

REV	DATE	DESCRIPTION	BY	CHK	APP
01	16/12/2024	ISSUED FOR PLANNING APPROVAL			

ISSUED FOR PLANNING APPROVAL

CLIENT
Ventaway Limited

PROJECT
14 City Quay

DRAWING
0000 Series - Site
Site Plan - Proposed

PROJECT NUMBER 05-1258	DATE December 2024
SCALE @ A1 1:250	DRAWING CHECKED HW PD
STATUS CODE A1	DRAWING NUMBER 16CQ-HUL-ZZ-XX-DR-A-0003
	REVISION P01

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Site Plan - Proposed
01 1:250

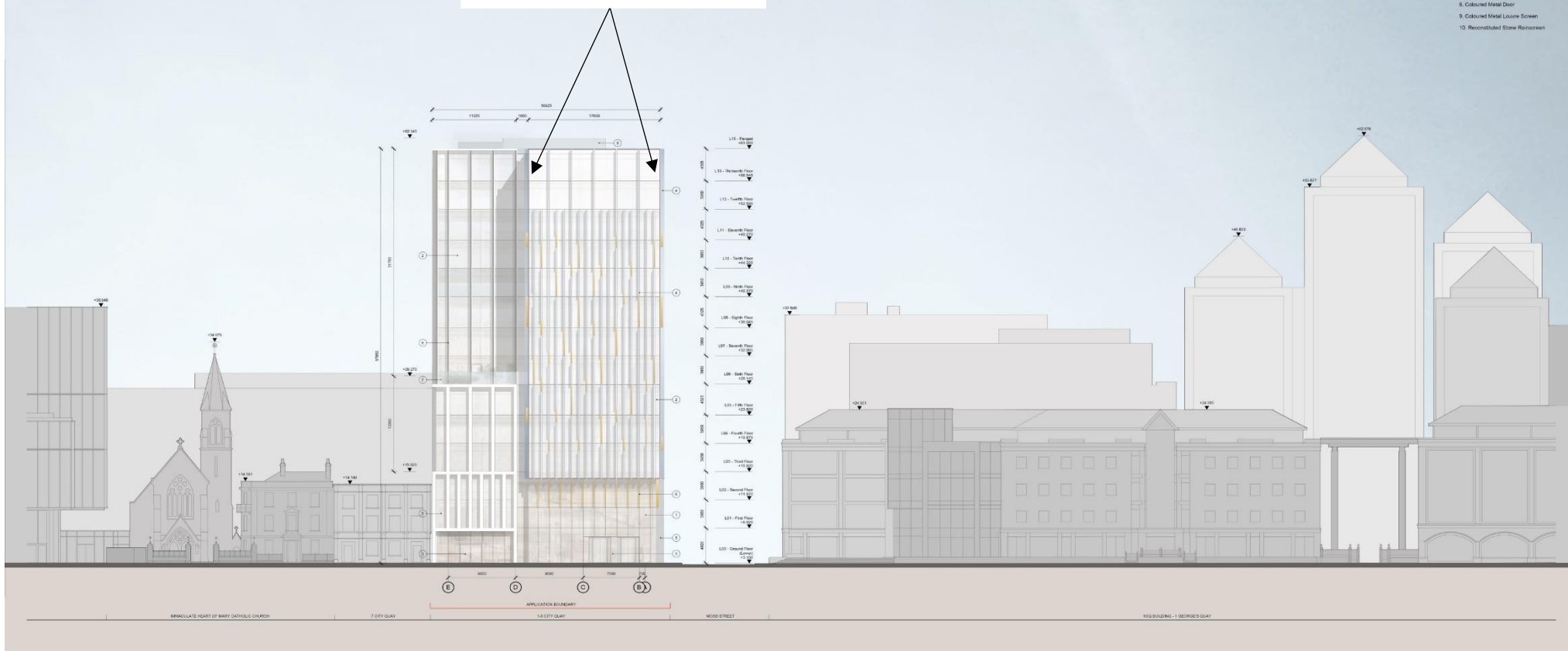
Figure 3. Proposed site plan

Fritted coating on corners of building on upper two floors.

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- MATERIALS LEGEND**
- 1. Feature Entrance Glass Fin Wall
 - 2. Curtain Wall Glazing
 - 3. Coloured Metal Frame Glass Door
 - 4. Curtain Wall System with External Glass Fins incorporating Sections of Feature Coloured Metal Fins
 - 5. Curtain Wall System with Precast Concrete Fins
 - 6. Curtain Wall System with Coloured Metal Fins
 - 7. Frameless Glass Balustrade
 - 8. Coloured Metal Door
 - 9. Coloured Metal Louvre Screen
 - 10. Reconstituted Stone Rainscreen



61 North Elevation - Proposed
1:200

ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

REV	DATE	DESCRIPTION	BY	CHK	DATE
001	12/12/2024	ISSUED FOR PLANNING APPROVAL	HT	HT	12/12/2024

DRAWING
2000 Series - Elevations
North Elevation - Proposed
STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

CLIENT
Ventaway Limited
PROJECT
1-4 City Quay

PROJECT NUMBER
95-1205
SCALE @ A1
1:200
STATUS CODE
A1
DRAWING NUMBER
16CQ-HJL-ZZ-DR-A-2001
DATE
December 2024
DRAWN/CHECKED/REV PG
REV PG
REVISION
P01

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Figure 6. Locations of fritted glass to reduce potential

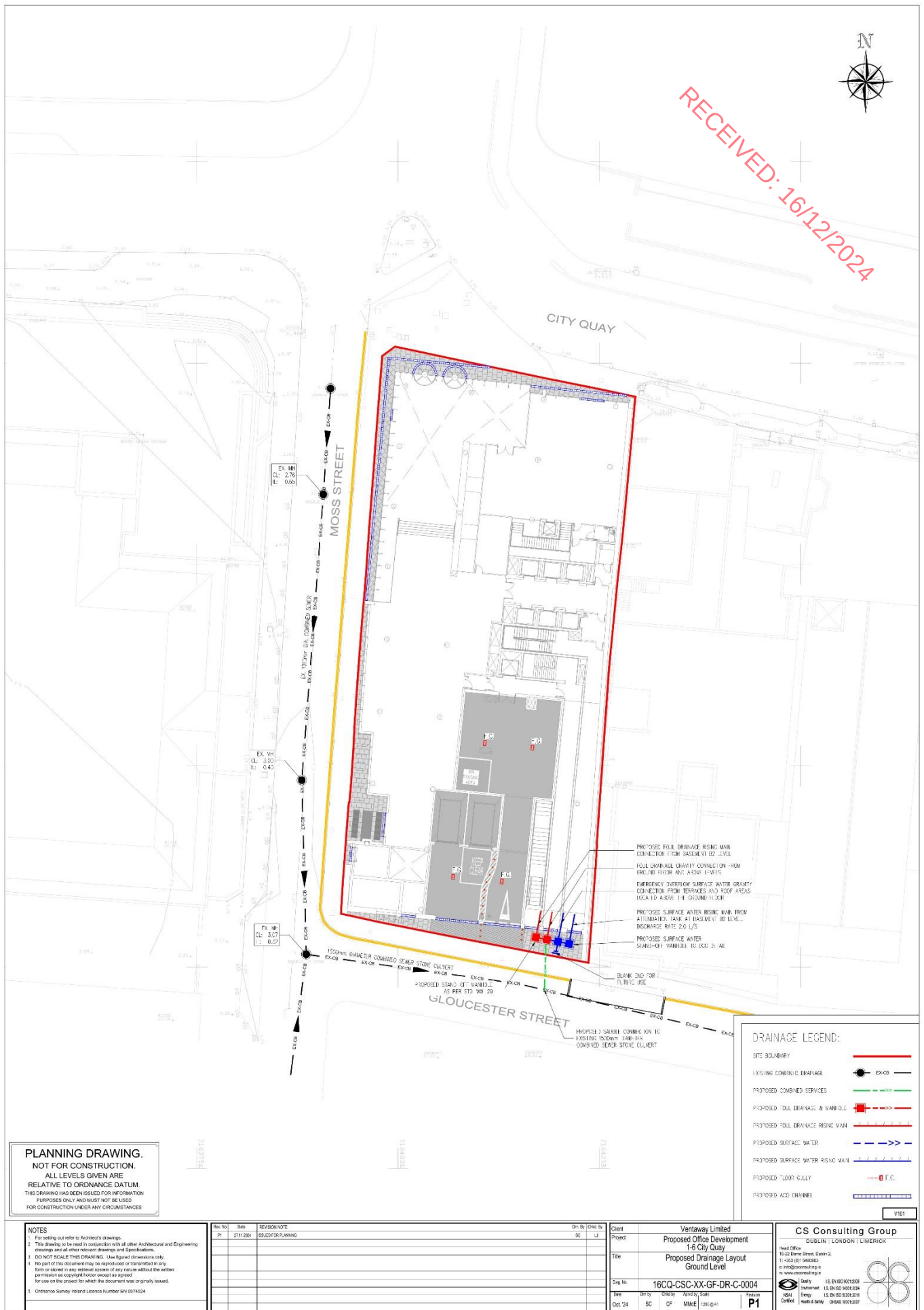


Figure 7. Proposed drainage layout

Identification of Relevant Natura 2000 Sites

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

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the proposed development is 1.9 km away (South Dublin Bay and River Tolka Estuary SPA). The proposed development site is a vacant building and brownfield site located within the city centre of Dublin, 15m from the River Liffey. Given the nature of the proposed demolition and site clearance works, and the distance to the nearest watercourse (15m to the River Liffey), 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 River Liffey 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 8 & 9. Watercourses, waterbodies, SACs and SPAs within 5km are demonstrated in Figures 10-12.

Table 1. Proximity to designated sites of conservation importance

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE0000210	South Dublin Bay SAC	2.8 km
IE0000206	North Dublin Bay SAC	4.8 km
IE0000199	Baldoyle Bay SAC	9.8 km
IE0000202	Howth Head SAC	10.5 km
IE0003000	Rockabill to Dalkey Island SAC	10.7 km
IE0002122	Wicklow Mountains SAC	12.1 km
IE0001209	Glenasmole Valley SAC	12.4 km
IE0000205	Malahide Estuary SAC	12.8 km
IE0002193	Ireland's Eye SAC	13.7 km
Special Protection Areas		
IE0004024	South Dublin Bay and River Tolka Estuary SPA	1.9 km
IE0004006	North Bull Island SPA	4.8 km
IE004236	North-west Irish Sea SPA	6.8 km
IE0004016	Baldoyle Bay SPA	10 km
IE0004040	Wicklow Mountains SPA	12.4 km
IE0004025	Malahide Estuary SPA	12.8 km
IE0004172	Dalkey Islands SPA	12.8 km
IE0004117	Ireland's Eye SPA	13.5 km
IE0004113	Howth Head Coast SPA	13.7 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
Special Areas of Conservation			
IE0000210	South Dublin Bay SAC	IN	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impact The development site is located within an urban area 2.8 km from the South Dublin Bay SAC (Figure 8). Given the nature of the proposed works, and the proximity of the subject site to the River Liffey (15m), it is considered that there is a direct hydrological pathway to this SAC. In the absence of mitigation, there is the potential for dust and surface water runoff to enter the River Liffey with the potential for downstream impacts on the qualifying interests of this SAC. Extensive mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the River Liffey. In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay SAC are likely, in the absence of mitigation measures, from the proposed works primarily as a result of the direct hydrological connection to the SAC from the proposed project, which involves demolition works in close proximity (15m) to the River Liffey. Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the River Liffey, which has a direct pathway to this SAC. For these reasons (mitigation measures are required in relation surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely - Natura Impact Statement Required.
IE0000206	North Dublin Bay SAC	IN	Conservation Objectives

Natura Code	Name	Screened In/Out	Details/Reason
			The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</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] Potential Impact The proposed works are located within an urban area 4.8 km from North Dublin Bay SAC (Figure 8). Given the nature of the proposed works, and the proximity of the subject site to the River Liffey (15m), it is considered that there is a direct hydrological pathway to this SAC. In the absence of mitigation, there is the potential for dust and surface water runoff to enter the River Liffey with the potential for downstream impacts on the qualifying interests of this SAC. Extensive mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the River Liffey. In a strict application of the precautionary principle, it has been concluded that significant effects on the North Dublin Bay SAC are likely, in the absence of mitigation measures, from the proposed works primarily as a result of the direct hydrological connection to the SAC from the proposed project, which involves demolition works in close proximity (15m) to the River Liffey. Mitigation measures will need to be in place to prevent silt, hazardous materials and petrochemicals entering the River Liffey, which has a direct pathway to this SAC. For these reasons (mitigation measures are required in relation surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely - Natura Impact Statement Required.

Natura Code	Name	Screened In/Out	Details/Reason
IE0000199	Baldoyle Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Potential Impact The proposed development site is located in an urban environment 9.8 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt, hazardous materials or pollutants to enter the marine environment. However, given the distance to this SAC (min. 9.8km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. 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 likely
IE0000202	Howth Head SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] Potential Impact The proposed development site is located within an urban area 10.5 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC.

Natura Code	Name	Screened In/Out	Details/Reason
			Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt, hazardous materials or pollutants to enter the marine environment. However, given the distance to this SAC (min. 10.5 km), and the fact that the qualifying interests are terrestrial habitats, in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. 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 likely
IE0003000	Rockabill to Dalkey Island SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Reefs [1170] Harbour Porpoise (<i>Phocoena phocoena</i>) [1351] Potential Impact The development site is located within an urban area 10.7 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt, hazardous materials or pollutants to enter the marine environment. However, given the distance to this SAC (min. 10.7 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. Should Harbour Porpoise (<i>Phocoena phocoena</i>) be in the vicinity of the River Liffey during surface water discharge or dust, this is a highly mobile species and would avoid water that has been impacted by surface water contamination. No significant impacts on the qualifying interests of this SAC are foreseen. 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 likely

Natura Code	Name	Screened In/Out	Details/Reason
IE0002122	Wicklow Mountains SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Oligotrophic waters containing very few minerals of sandy plains (<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 <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (<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 <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Otter (<i>Lutra lutra</i>) [1355] Potential Impact The proposed development site is located within a densely populated urban environment, 12.1 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect 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 likely
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. Qualifying Interests 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]

Natura Code	Name	Screened In/Out	Details/Reason
			Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Potential Impact The proposed development site is located within a densely populated urban environment, 12.4 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect 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 likely
IE0000205	Malahide Estuary SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<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] Potential Impact The proposed development site is located within an urban environment 12.8 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SAC via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SAC (min. 12.8km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of

Natura Code	Name	Screened In/Out	Details/Reason
			the proposed development will not impact on the conservation interests of the site. No significant effects likely
IE0002193	Ireland's Eye SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Potential Impact The proposed development site is located in an urban environment 13.7 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SAC via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SAC (min. 13.7 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. 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 likely
Special Protection Areas			
IE0004024	South Dublin Bay and River Tolka Estuary SPA	IN	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<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]

Natura Code	Name	Screened In/Out	Details/Reason
			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] Potential Impact The development site is located within an urban area 1.9 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 9). As outlined in Appendix II '11 bird species were recorded from observations made at the City Quay 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). Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, from the observers experience of regular commuting through this part of the city centre these species are not frequently encountered passing through this area. The birds move primarily from roost sites (in the case of Brent Geese for example - the North Bull) on the coast and travel west and northwest further north and east from Dublin city centre. A nearby site being surveyed in Fairview concurrently in the same period that these surveys were conducted found Brent Geese were following the Tolka river from the coast as a route to negotiate towards feeding grounds inland. This would appear to be the closest flight path to the city centre identified and some distance from this site.' Furthermore, the 2024 wintering bird/flightline surveys concluded that 'Flight paths over the proposed site were generally taken by birds crossing over the northern, lower portion of the site while navigating along the quay-side of buildings along the river before continuing on along the quay side of buildings. Flights over the main body of the site appeared to be taken due to the lower nature of the on-site structures in the north compared to the surrounding area. It is likely that in the presence of structures on the proposed site of the same or higher altitude of adjacent buildings, alternative routes within the vicinity of the proposed site would be taken will minimal diversion and energetic expenditure. Following mitigation measures, it is not anticipated that the construction or operation of the proposed development will result in negative impacts on flights by species listed as Qualifying Interests of nearby SPAs or on the BoCCI status of bird species present in the surrounding area.'

Natura Code	Name	Screened In/Out	Details/Reason
			As demonstrated in figure 6, “fins” are present on the exterior of the building and fritted glass will be applied to the corner windows on the twelfth and thirteenth at the quay-side of the building, to reduce the risk of bird strikes. Given the nature of the proposed works, and the proximity of the subject site to the River Liffey (15m), it is considered that there is a direct hydrological pathway to this SPA. In the absence of mitigation, there is the potential for dust hazardous materials and contaminated surface water runoff to enter the River Liffey with the potential for downstream impacts on the qualifying interests of this SPA. Extensive mitigation measures are required to ensure that dust and surface water runoff does not enter the River Liffey. The works will be carried out within an extensive urban environment with existing disturbance and traffic noise impacts in addition to a busy working port with vessel activity. Noise from the works would not be seen to be significant 1.9km from the site within a highly disturbed urban environment. 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 are likely, in the absence of mitigation measures, from the proposed works primarily as a result of the direct hydrological connection to the SPA from the proposed project, which involves demolition works in close proximity (15m) to the River Liffey. Mitigation measures will need to be in place to prevent silt and petrochemicals entering the River Liffey, which has a direct pathway to this SPA. Mitigation measures will also be required to prevent heightened noise levels produced by construction and operational phases of development impacting on the protected bird species located within the SPA. For these reasons (mitigation measures are required in relation surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely - Natura Impact Statement Required
IE0004006	North Bull Island SPA	IN	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052]

Natura Code	Name	Screened In/Out	Details/Reason
			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] Potential Impact The proposed works are located within an urban area 3 km from the North Bull Island SPA (Figure 5). As outlined in the 2021 wintering bird/flightline survey '11 bird species were recorded from observations made at the City Quay 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). Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, from the observers experience of regular commuting through this part of the city centre these species are not frequently encountered passing through this area. The birds move primarily from roost sites (in the case of Brent Geese for example - the North Bull) on the coast and travel west and northwest further north and east from Dublin city centre. A nearby site being surveyed in Fairview concurrently in the same period that these surveys were conducted found Brent Geese were following the Tolka river from the coast as a route to negotiate towards feeding grounds inland. This would appear to be the closest flight path to the city centre identified and some distance from this site.' Furthermore, the 2024 wintering bird/flightline surveys concluded that 'Flight paths over the proposed site were generally taken by birds crossing over the northern, lower portion of the site while navigating along the quay-side of buildings along the river before continuing on along the quay side of buildings. Flights over the main body of the site appeared to be taken due to the lower nature of the on-site structures in the north compared to the surrounding area. It is likely that in the presence of structures on the proposed site of the same or higher altitude of adjacent buildings, alternative routes within the vicinity of the proposed site would be taken will minimal diversion and energetic

Natura Code	Name	Screened In/Out	Details/Reason
			<i>expenditure. Following mitigation measures, it is not anticipated that the construction or operation of the proposed development will result in negative impacts on flights by species listed as Qualifying Interests of nearby SPAs or on the BoCCI status of bird species present in the surrounding area.'</i> As demonstrated in figure 6, "fins" are present on the exterior of the building and fritted glass will be applied to the corner windows on the twelfth and thirteenth at the quay-side of the building, to reduce the risk of bird strikes. Given the nature of the proposed works, and the proximity of the subject site to the River Liffey (15m), it is considered that there is a direct hydrological pathway to this SPA. In the absence of mitigation, there is the potential for dust, hazardous materials and surface water runoff to enter the River Liffey with the potential for downstream impacts on the qualifying interests of this SPA. Extensive mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the River Liffey. In a strict application of the precautionary principle, it has been concluded that significant effects on the North Bull Island SPA are likely, in the absence of mitigation measures, from the proposed works primarily as a result of the direct hydrological connection to the SPA from the proposed project, which involves demolition works in close proximity (15m) to the River Liffey. Mitigation measures will need to be in place to prevent silt and petrochemicals entering the River Liffey, which has a direct pathway to this SPA. Mitigation measures will also be required to prevent heightened noise levels produced by construction and operational phases of development impacting on the protected bird species located within the SPA. For these reasons (mitigation measures are required in relation surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely - Natura Impact Statement Required
IE004236	North-West Irish Sea SPA	IN	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Natura Code	Name	Screened In/Out	Details/Reason
			Qualifying Interests Common Scoter (<i>Melanitta nigra</i>) [A065] Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Little Gull (<i>Larus minutus</i>) [A177] Kittiwake (<i>Rissa tridactyla</i>) [A188] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Little Tern (<i>Sterna albifrons</i>) [A195] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Puffin (<i>Fratercula arctica</i>) [A204] Razorbill (<i>Alca torda</i>) [A200] Guillemot (<i>Uria aalge</i>) [A199] Potential Impact The proposed works are located within an urban area 6.8 km from the North-West Irish Sea SPA (Figure 5). As outlined in the 2021 wintering bird/flightline survey ‘11 bird species were recorded from observations made at the City Quay 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). Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, from the observers experience of regular commuting through this part of the city centre these species are not frequently encountered passing through this area. The birds move primarily from roost sites (in the case of Brent Geese for example - the North Bull) on the coast and travel west and northwest further north and east from Dublin city centre. A nearby site being surveyed in Fairview concurrently in the same period that these surveys were conducted found Brent Geese were following the Tolka river from the coast as a route to negotiate towards feeding grounds inland. This would appear to be the closest flight path to the city centre identified and some distance from this site.’ Furthermore, the 2024 wintering bird/flightline surveys concluded that ‘Flight paths over the proposed site were generally taken by birds crossing over the northern, lower portion of the site while navigating along the quay-side of buildings along the river before continuing on along the

Natura Code	Name	Screened In/Out	Details/Reason
			<i>quay side of buildings. Flights over the main body of the site appeared to be taken due to the lower nature of the on-site structures in the north compared to the surrounding area. It is likely that in the presence of structures on the proposed site of the same or higher altitude of adjacent buildings, alternative routes within the vicinity of the proposed site would be taken will minimal diversion and energetic expenditure. Following mitigation measures, it is not anticipated that the construction or operation of the proposed development will result in negative impacts on flights by species listed as Qualifying Interests of nearby SPAs or on the BoCCI status of bird species present in the surrounding area.'</i> As demonstrated in figure 6, " fins" are present on the exterior of the building and fritted glass will be applied to the corner windows on the twelfth and thirteenth at the quay-side of the building, to reduce the risk of bird strikes. Given the nature of the proposed works, and the proximity of the subject site to the River Liffey (15m), it is considered that there is a direct hydrological pathway to this SPA. In the absence of mitigation, there is the potential for dust, hazardous materials and surface water runoff to enter the River Liffey with the potential for downstream impacts on the qualifying interests of this SPA. Extensive mitigation measures are required to ensure that dust and contaminated surface water runoff does not enter the River Liffey. In a strict application of the precautionary principle, it has been concluded that significant effects on the North-West Irish Sea SPA are likely, in the absence of mitigation measures, from the proposed works primarily as a result of the direct hydrological connection to the SPA from the proposed project, which involves demolition works in close proximity (15m) to the River Liffey. Mitigation measures will need to be in place to prevent silt and petrochemicals entering the River Liffey, which has a direct pathway to this SPA. Mitigation measures will also be required to prevent heightened noise levels produced by construction and operational phases of development impacting on the protected bird species located within the SPA. For these reasons (mitigation measures are required in relation surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely - Natura Impact Statement Required

Natura Code	Name	Screened In/Out	Details/Reason
IE0004016	Baldoyle Bay SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<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] Potential Impact The proposed development site is located within an urban environment 10 km from this SPA (Figure 5). There is no direct hydrological pathway from the proposed development to this SPA. Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SPA (min. 10 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. 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 likely
IE0004040	Wicklow Mountains SPA	OUT	Conservation Objectives To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Qualifying Interests Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103] Potential Impact The proposed development site is located within a densely populated urban environment 12.4 km from the Wicklow Mountains SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (12.4 km) across a densely populated urban environment, no significant noise

Natura Code	Name	Screened In/Out	Details/Reason
			or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. 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 likely
IE0004025	Malahide Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Great Crested Grebe (<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] 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] Potential Impact The proposed development site is located within an urban environment 12.8 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SPA via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SPA (min. 12.8 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. 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.

Natura Code	Name	Screened In/Out	Details/Reason
			No significant effects 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. Qualifying Interests Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Potential Impact The proposed development site is located within an urban environment 12.8 km from this SPA (Figure 5). There is no direct hydrological pathway from the proposed development to this SPA. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SPA via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SPA (min. 12.8 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. 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 likely
IE0004117	Ireland's Eye SPA	OUT	Conservation Objectives To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Qualifying Interests Cormorant (<i>Phalacrocorax carbo</i>) [A017] Herring Gull (<i>Larus argentatus</i>) [A184] Kittiwake (<i>Rissa tridactyla</i>) [A188] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Potential Impact The proposed development site is located within an urban environment 13.5 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SPA via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine

Natura Code	Name	Screened In/Out	Details/Reason
			environment. However, given the distance to this SPA (min. 13.5 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. 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 likely
IE004113	Howth Head Coast SPA	OUT	Conservation Objectives To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Qualifying Interests Kittiwake (<i>Rissa tridactyla</i>) [A188] Potential Impact The proposed development site is located within an urban environment 13.7 km from this SPA (Figure 15). There is no direct hydrological pathway from the proposed development to this SPA. Out of an abundance of caution, it is considered that there is a remote indirect hydrological pathway to this SPA via dust and surface water runoff. Given the proximity of the proposed works site to the River Liffey (15m), there is the potential for silt or pollutants to enter the marine environment. However, given the distance to this SPA (min. 13.7 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. 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 likely

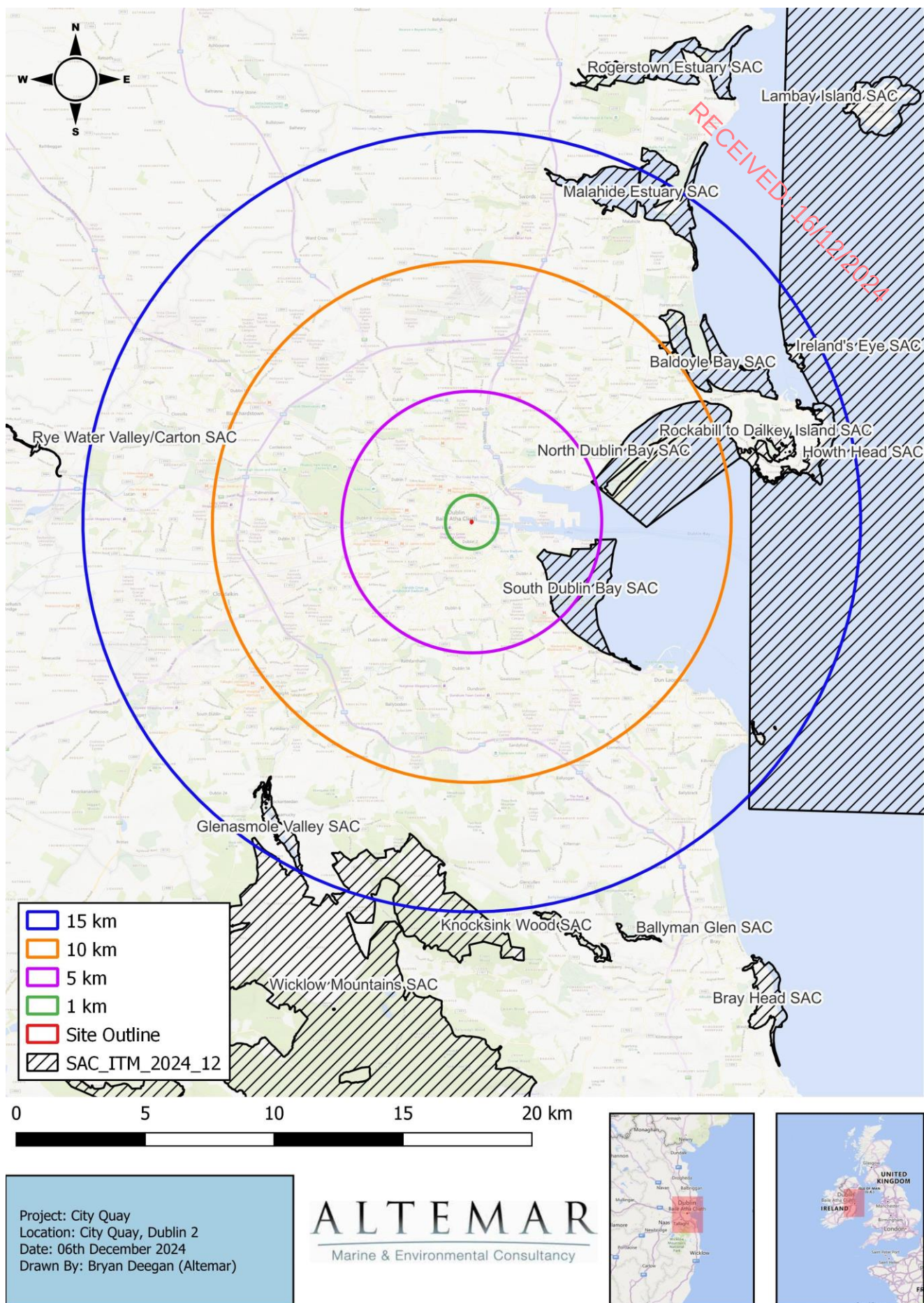
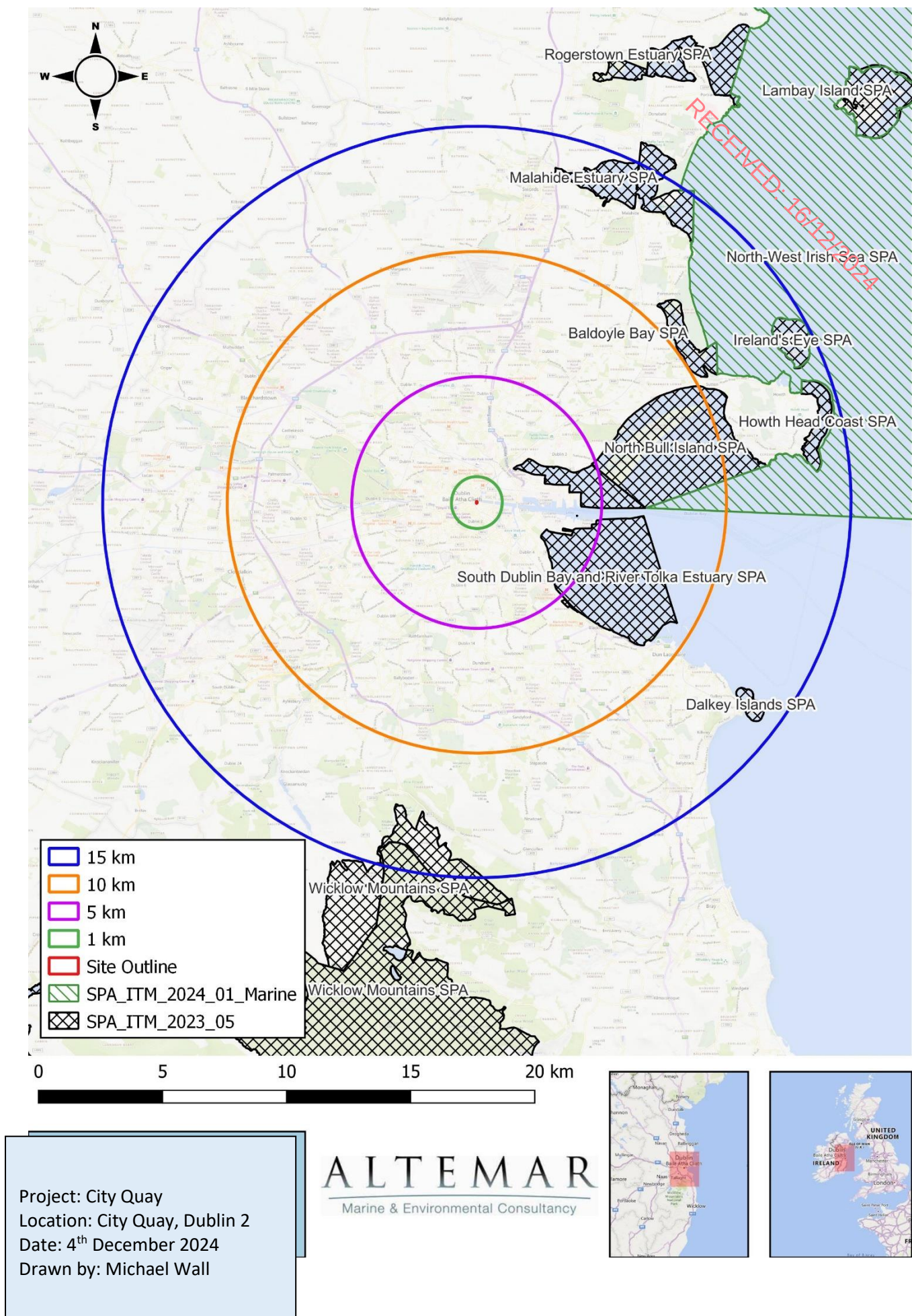


Figure 8. Special Areas of Conservation (SAC) within 15km of the proposed works site



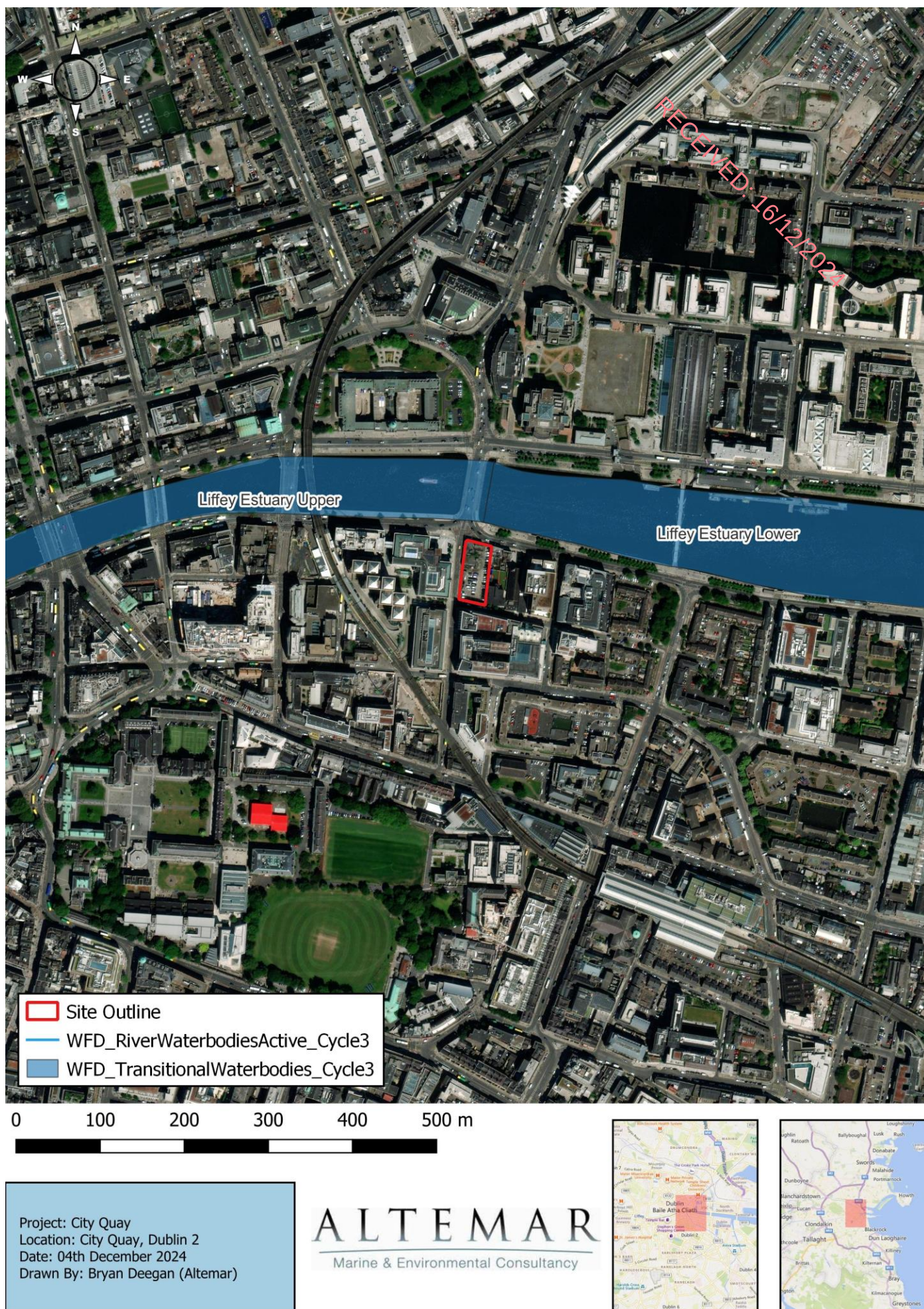


Figure 10. Waterbodies proximate to the proposed works site (Estuarine element of River Liffey)

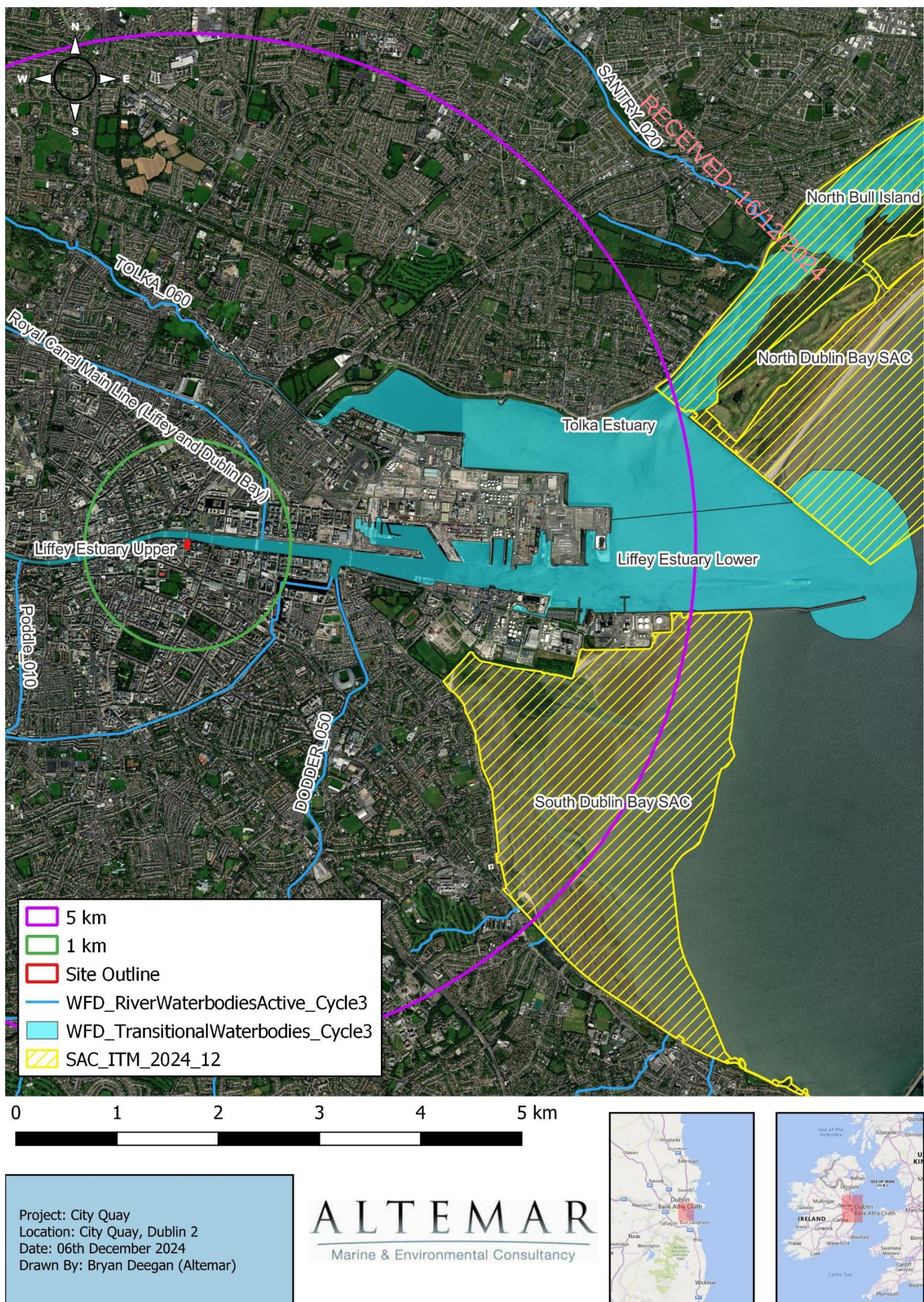


Figure 11. Waterbodies, watercourses, and SACs within 5km of the proposed works site

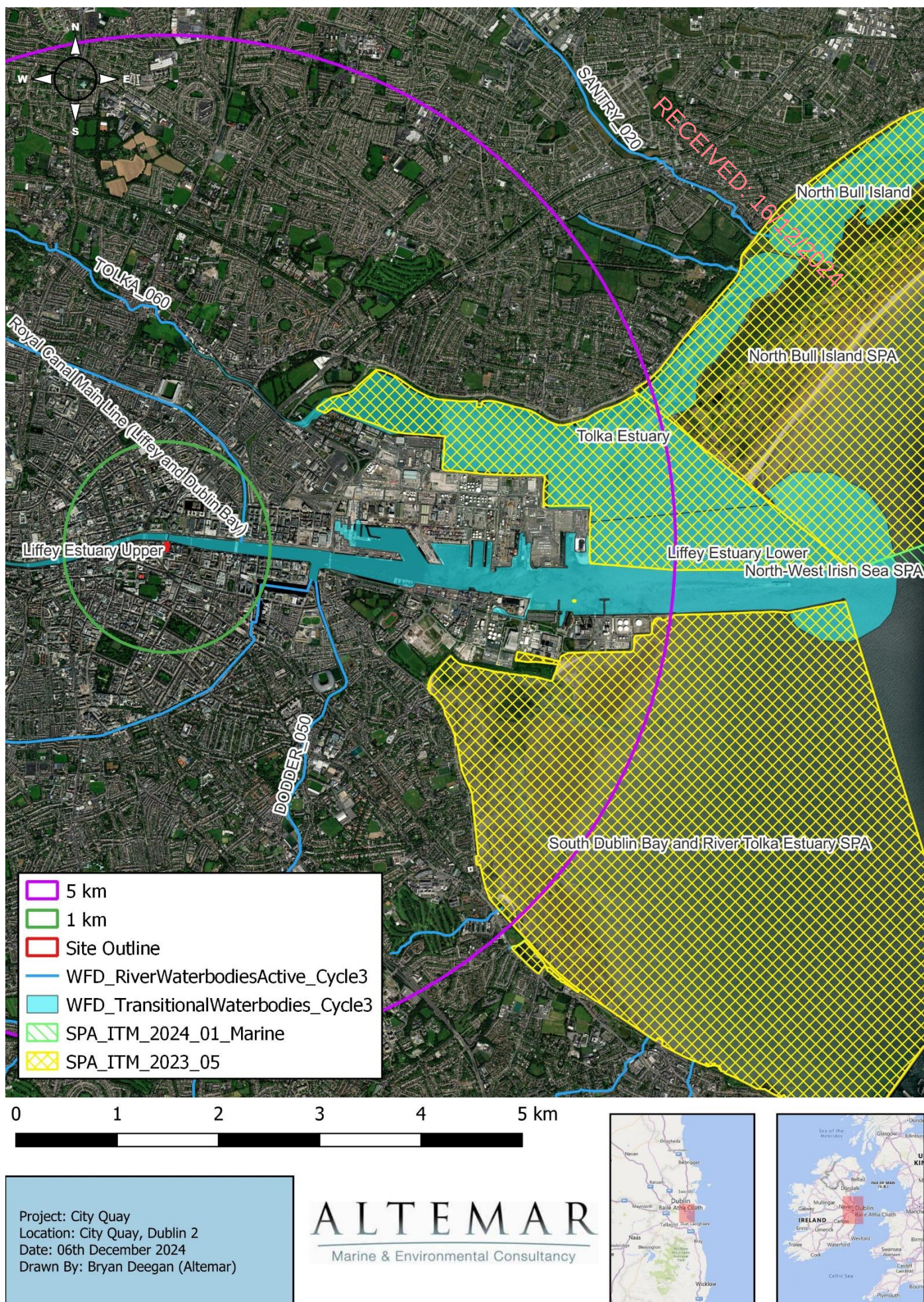


Figure 12. Waterbodies, watercourses, and SPAs within 5km of the proposed works site

In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject site. The following is a list of planning applications in close proximity to the subject site as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal²:

Table 4. In combination effects evaluated.

Ref. No.	Address	Proposal
3176/23	Block B, George's Quay, Dublin 2, D02 VR98	Permission for amendments to permitted development Reg. Ref. 2532/20 on a site of 0.1483ha. at Block B, George's Quay, Dublin 2, D02 VR98. The site is bound by George's Quay to the north, George's Quay Plaza to the south, 1GQ to the east and Tara Street Station / Railway bridge to the west. Luke Street runs through the site in a north / south direction with the existing building bridging across Luke Street from 1st floor level. The proposed development comprises of the following: (i) provision of an external roof terrace to the north and east elevations with glass balustrade and accompanying stairs and lift; (ii) reduction of stone parapet height at 5th floor level and introduction of glass balustrade; (iii) removal of mezzanine floor at ground floor level, including associated stairs to provide for a double height space; (iv) demolition of the existing portico located between the subject building and 1GQ to the east; (v) enlarged emergency exit door at ground floor level on eastern facade of ground floor west; (vi) provision of additional door and service hatch at ground floor level on the western facade; (vii) relocation of door at ground floor level on eastern facade; (viii) relocation of PV panels and adjustments to plant at roof level; (ix) provision of 2 no. antennas at roof level; (x) adjustment to plant screen to enclose extended stair/lift core at roof level; (xi) increase in the height of the glazed guarding of the 6th floor terrace; (xii) internal core revisions; (xiii) all associated site development works. The proposed development will result in a reduction in gross floor area from 7,791 sq.m. to 7,683 sq.m.
4532/23	24-26 City Quay, Dublin Docklands, Dublin 2, D02 NY19	RETENTION : the proposed retention development consists of an extension to the permitted plant area by c. 23 sqm, to allow for installation of new air handling equipment for the premises and associated ducting at roof level. There will be no increase to the permitted scale or overall height of the building. There is also no increase in the permitted floor area as a result of this application.
4647/23	Custom House, Custom Quay, Dublin 1, D01 W6X0	PROTECTED STRUCTURE: The development will consist of proposed six non-permanent signs to railings of Custom House, which is a Protected Structure
2877/21	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2	Planning permission for amendments to a permitted development under Reg. Ref.: 4778/19 at a site (0.2695 ha). The permitted development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line. The proposed development consists of the following: i. Amendments to the footprint of the basement and layout of the ground floor level. There is also a slight reduction in the floor area from 1st – 8th floor due to the proposed amendments. ii. The basement level in Plot A will increase by 235.3 sqm to provide a total overall basement gross floor area of 1,340 sqm providing retail and office uses. iii. The basement floor level in Plot B will be lowered from -4.2 to -5.25m. iv. The amendments at ground floor level include general layout changes, new revolving door and glazed screen to

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

Ref. No.	Address	Proposal
		office reception on Townsend Street; change of use of permitted office unit (355 sqm) at ground floor level fronting Brunswick Villas retail/café/restaurant use; the provision of a new entrance lobby to access basement level and associated elevational changes; revisions to bicycle parking and refuse area to provide additional retail floor space and; minor elevational changes to ESB substation fronting Garden Lane. v. Proposed revisions to Shaw Street elevation at 6th floor and the provision of an additional terrace access door. vi. Additional plant at roof level over 8th floor providing for a slight increase of 1.75m to the overall building height. vii. The proposed amendments result in an additional 969.6 sqm of retail/café/restaurant space and a minor increase in overall development GFA by 285.3 sqm to a total 15,400 sqm. viii. And all ancillary and associated works, including elevational works.
4359/22	Site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2	Permission for development of 5 no. illuminated external signs and building facade lighting. This external signage and lighting application relates to a previously permitted development (Dublin City Council reg. ref. 4805/19, which has been amended by Dublin City Council reg. ref. 3088/20) currently under construction on a site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2. The proposed development consists of the erecting of (a) 2 no. high level internally illuminated signs, 1 no. on the southern elevation (8.533 sq m) and 1 no. on the northern elevations (4.053 sq m) and (b) 3 no. low level internally illuminated signs, 1 no. on the western elevation (0.611 sq m) and 2 no. double-sided projecting roundels on the western and northern elevation each (0.566 sq m each), and the provision of building facade lighting on the western and northern elevations.
2976/21	44-53 Townsend Street, 33-39 Moss Street, 31-33 Gloucester Street South, and including Bracken's Lane, Dublin 2.	RETENTION: Retention permission to amend a mixed use development permitted under ABP Ref. PL 29S.249415; DCC Reg. Ref. 2711/17 (as amended by DCC Reg. Refs. 3265/20 and 3995/20) located on a site of c. 0.4 hectares. The development to be retained consists of: an increase in basement floor area of 86 sqm; minor increases to internal floor areas at upper levels totalling 41.5 sqm; reconfiguration of internal layouts; amendments to external elevations including revised glazing and façade treatments and arrangements, a reduction in parapet height levels, revisions to the roof level including revised access, vent and plant arrangement, and all ancillary site development works above and below ground.
3194/20	Church Of The Immaculate Heart of Mary, 10-12 City Quay, Dublin 2.	PROTECTED STRUCTURE: Permission for development at the The Church of The Immaculate Heart of Mary, a protected structure, RPS No. 1864 at City Quay, Dublin 2. The development will consist of the following: 1. External works to the existing church building to include pointing and stone repair to the south elevation and campanile; -new lead capping to the external buttress wall at the south east corner; -insertion of 6 no. slate vents into the east and west church roof; 2. Works to main entrance area to include a new short access ramp, adjustment to existing door for accessibility purposes, new matwell and tiled floor finish; relocation of 2 no. holy water fonts; relocation Shrine to Our Lady, demolition of existing timber lobby screen and

Ref. No.	Address	Proposal
		doors and replacement with new glazed screen and doors, additional light and wiring to new routes; 3. Works to the western annex to include the removal of 1 no. existing confessional boxes, installation of an accessible WC and installation of new fire escape doors in eastern elevation. 4. Works to the main body of the church to include redecoration, renewal of flooring and selected joinery, relocation of 4 no. shorter pews from the rear to the front of the main aisle to allow for new wheelchair spaces, new Olea Sacra to the western nave, new floor finish, repair work to stained glass window in the north facade, repair works to the window above the altar as well as various repairs to the windows on east and west facades, replacement of cover plates to the donation boxes; Insertion of a new Olea Sacra cabinet on the narthex adjacent to the existing baptismal font; 5. Works to the altar area to include commissioning of a new altar and steps to the pulpit; 6. Refurbishment of stained glass windows including repair work to stained glass window in North facade, repair work to the window above the altar, as well as various repairs to the windows in the east and west facades; 7. Works to the sacristy area; 8. New brass guardrail to choir area; 9. Upgrading of mechanical and electrical services throughout the building including the addition of new lighting and wiring routes, installation of new destratification fans suspended from the roof.
3088/20	Lands (c.0.064ha) including 1 and 3, Prince's Court at the junction of Gloucester Street South and Prince's Street South, Dublin 2.	Planning Permission for amendments to previously permitted hotel development (Reg. Ref. 4805/19) on lands (c. 0.064ha) including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street, South, Dublin 2. The proposed amendments comprise of the following: - Provision of 5 no. additional hotel rooms, increasing the number of rooms from 108 no. permitted to 113 no. - Infill of permitted set back on the 6th floor level to the west elevation with set back now occurring at 8th floor and part 7th floor level. - Infill of permitted set back at 6th floor level on the south elevation with the set back now occurring on the 7th floor level. - Infill of permitted set back at 7th floor on the south east elevation with the set back now occurring at 8th floor level. - Minor modifications to the permitted entrance door detail. - Internal reconfiguration of the permitted 6th and 7th floor hotel layout. The overall development will result in a minor increase the total floor area from GFA of c. 4,655.2 sq.m previously permitted under Reg. Ref. 4805/19 to c. 4,795.7 sq.m GFA.
4805/19	Lands (c.0.064ha) including 1 and 3, Prince's Court at the junction of Gloucester Street South and Prince's Street South, Dublin 2.	Planning permission for demolition of existing 2 no. storey building and the construction of a 10 no. storey hotel development on lands (c.0.064ha) including no 1 and no 3 Prince's Court at the junction of Gloucester Street South and Prince's Street South. The proposed development comprises of the following: • Demolition of existing 2 no. storey building (c.803.6sqm)

Ref. No.	Address	Proposal
		• Construction of a 10 no. storey (c.31.9 metres) hotel development of GFA of c. 4,661.9 sqm in total, comprising of 108 no. bedrooms at 1st floor level to 9th floor level inclusive and public bar/restaurant/reception area (c.199.2 sqm) with related back of house/service areas at ground floor level, over part basement level (c. 304.5 sqm). • A number of set backs will be provided including: at 9th floor level on south elevation; at 6th floor level on the south and west elevations; at 7th floor level on the rear portion of the south elevation; at 1st floor level from the boundary of the south eastern corner of the site. • Provision of ancillary hotel services including public bar, seating area, restaurant, reception area and back of house areas at ground floor level; • The proposed development also includes the provision of; part basement level to accommodate ancillary back of house services, plant, attenuation and 12 no. bicycle spaces; provision of a new entrance at the corner of Gloucester Street South and Prince's Street South; a secondary entrance/exit to Gloucester Street South; a secondary entrance/exit to Prince's Street South accessing ground floor level back of house areas including refuse store and linen store; provision of ESB substation and associated switchroom at ground floor level fronting Gloucester Street South, provision of green roof, provision of plant, PV panels and AOV at roof level, and all other ancillary and enabling works necessary to facilitate the proposed development.
2711/17	44-53 Townsend Street, 33-39 Moss Street, 31-33 Gloucester Street South, and including Bracken's Lane, Dublin 2.	Site of c.0.4 ha. The proposed development will consist of the demolition of all building and structures on site (c.4,065sqm gross floor area (GFA) and the development of an 8 storey (with partial 7th floor level setback for balconies) hotel of c. 10,688 sqm GFA (comprising 393 no. bedrooms and related hotel facilities including reception area, lounge, kitchen, bin store, switch room and ESB substation) over basement plant level (157sqm); an 8 storey (with partial 7th floor level setback for balconies) aparthotel of c. 5,412 sqm GFA (comprising 136 no. studios/suites and related aparthotel facilities including reception area, bin store, switch room and ESB substation) over basement plant level (63 sqm); an 8 storey (with 7th floor level setback for balconies) aparthotel of c. 2875 sqm GFA (comprising 66 No. studios/suites and lobby area) over ground floor restaurant unit (482 sqm) and basement plant level (136 sqm); an 8 storey apartment block of c. 2,068 sqm GFA comprising 21 no. apartment units in a mix of 14 no. 1 bed and 7 no. 2 bed units (with associated enclosed bicycle parking, bin store at ground floor) and ground floor retail unit (110sqm); plant room and screened plant at roof level. The development will also include: vehicular and pedestrian access via Moss Street (onto Bracken's Lane) and Gloucester Street South and pedestrian access via Townsend Street; cycle parking, associated lighting; associated signage; associated site servicing (foul and surface water drainage and water supply); solar panels; the provision of SuDS measures (including attenuation tank below ground and sedum roofs). The scheme also includes: all hard and soft landscaping; boundary treatments; changes in level; and all other associated site excavation and site development works above and below ground.

Ref. No.	Address	Proposal
4054/19	2-16 Tara Street	2.7 Jan 2020 planning permission was granted for amendments to previously permitted development, Reg. Ref. 3794/18 / ABP Ref.302980-18 at site of 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 and existing Tara Street Station concourse accessed from Georges Quay. Kennedy's Public House (The Workshop) at no. 10 Georges Quay is contiguous but does not form part of the site or the application. No. 10 George's Quay (Licensed Premises) is a Protected Structure RPS 3175. 2.8 The amendments comprise of the following: - Internal reconfiguration of the permitted hotel development within the podium element to provide for 1 no. additional hotel floor and a mezzanine level between ground and first floor within the permitted building envelope increasing the number of hotel bedrooms from 107 no. to 157 no. - The revised hotel layout will increase the overall floor area from 16,557 sq.m to 17,992 sq.m comprising of c. 5,784 sq.m of hotel accommodation, c. 9,670 sq.m. gross floor area of office accommodation and c. 361 sq. metres gross floor area of restaurant accommodation. - The additional floor will increase the permitted podium element from 4 no. floor levels to 5 no. floor levels plus mezzanine level within the permitted building envelope increasing the number of floors from 22 no. to 23 no. plus mezzanine level. There will be no change to the overall permitted height of the building at 88m or the permitted height of the podium at 22.7m. - Minor modifications to the façade detail as a result of the additional floor level. - Minor modifications to the permitted colonnade along Tara Street. - Minor modifications to basement level B2 to reduce the number of car parking spaces from 16 no. to 15 no.
3560/19	Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11 and 13 and 15 Tara Street and No. 11 Poolbeg Street, Dublin 2.	Granted Oct 2019, The Tara Building mixed use proposed development consists of the demolition of existing structures at the following addresses: Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11. 13 and 15 Tara Street and No. 11 Poolbeg Street and the construction of a mixed-use development ranging in height from three to eight storeys, including rooftop plant. The total gross floor area above ground on this building will be circa 4740 square metres and the gross floor area including basement is 5284 square metres. The site area is 0.799 Ha. The ground floor includes a hotel reception/bar/restaurant totalling 150 square metres, a co-working reception and cafe totalling 163 square metres and a cafe/restaurant/retail unit totalling 74 square metres. The first floor comprises a co-working office space with circa 490 square metres of nett office space. The second to seventh floor levels inclusive comprise of hotel use with a total of 116 hotel bedrooms. A breakfast room/bar associated with the hotel is located on the sixth floor opening onto a roof terrace. Three private roof terraces will be provided to hotel bedrooms: one located at fourth floor to the North elevation and two to the South elevation located at third and sixth floors. One basement level, floor area 540 square metres provides ancillary uses to the hotel and retail uses of the building, including plant, bicycle storage, staff amenities and a commercial kitchen. The

Ref. No.	Address	Proposal
		gross floor area including basement is 5,284 square metres. The proposed development also includes for provision of hotel/retail/cafe/restaurant signage, associated site servicing (foul and surface water drainage, water supply and electricity supply), and all other associated site excavation and site development works above and below ground. The site is bounded by George's Quay to the North, Poolbeg Street to the South and Tara Street to the East. All located at the following addresses: Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11 and 13 and 15 Tara Street and No. 11 Poolbeg Street, Dublin 2.
2532/20	Block B, Georges Quay, Dublin 2, D02 VR98	Granted final permission Dec 2020, planning permission for development on a site of 0.14ha at Block B, Georges Quay, Dublin 2, D02 VR98. The site is bound by Georges Quay to the north, Georges Quay Plaza to the south, 1GQ to the east and Tara Street Station/Railway bridge to the west. Luke Street runs through the site in a north/south direction with the existing building bridging across Luke Street from 1st floor level. The proposed development comprises of the following: • Refurbishment of the existing 5 no. storey building to provide for a new façade treatment to all elevations. • Extension of existing 5th storey set back level in line with the main façade along the northern elevation. • Provision of 2 no. additional floors (2,627 sq.m), set back from the north, east and west elevations. • Provision of a café unit (302 sq.m.) to the west side of the building fronting Georges Quay and Luke Street to the east at ground at mezzanine level • Amendments to the ground floor layout to provide for a new entrance lobby to the office to the east of the building. • Amendments to basement level to provide for a reconfiguration of the car parking spaces, 80 no. cycle parking spaces, 3 no. motorbike spaces, new shower and locker rooms, staff amenities, bin store, managers office and plant room. Access to basement will remain unchanged. • Alterations to the hard and soft landscaping, SUDs drainage provision of plant at basement and roof level, 2 no. accessible terraces at 5th and 6th floor to the north, east and west, green roofs and all other associates site development works necessary to facilitate the development works necessary to facilitate the development.
4826/19	No. 2 Brunswick Villas	Granted Dec 2020 for the demolition of existing property known as No. 2 Brunswick Villas, including existing boundary walls and gateway entrance to Shaw Street and the construction of a new 12 No. apartment development comprising of; 11 No. 1 bedroom units and 1 No. 2 bedroom unit in a mixture of three and six storey buildings. The development will include internal courtyard to rear, new gateway to the existing Brunswick Villas laneway and entrance lobby, plant rooms and bicycle storage areas at ground floor level. All apartments will include balconies to street elevations from first to fifth floors, with setback balconies and balustrades included to fifth floor apartment area. The proposed works are to include all associated site works, ancillary accommodation and drainage at the site.

In relation to the Planning Ref. **4805/19**, A Screening Report for Appropriate Assessment was prepared by OPENFIELD Ecological Services to accompany this planning application. This report concludes with the following:

'This project has been screened for AA under the appropriate methodology. It has found that significant effects are not likely to arise, either alone or in combination with other plans or projects that will result in significant effects to any Natura 2000 area.

A full Appropriate Assessment of this project is therefore not required.'

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

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

Conclusions

An initial 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 1. 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:

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
(002193)	Ireland's Eye SAC
(000725)	Knocksink Wood SAC
(000713)	Ballyman Glen SAC

Special Protection Areas

(004016)	Baldoyle Bay SPA
(004172)	Dalkey Islands SPA
(004040)	Wicklow Mountains SPA
(004113)	Howth Head SPA
(004117)	Ireland's Eye SPA
(004025)	Malahide Estuary SPA

Given the nature of the demolition and construction works and given the distance between the subject site to the nearest watercourse (15m to River Liffey), it is considered that the potential ZOI of the proposed works extends beyond the site outline to include the 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, North Bull Island SPA and North-West Irish Sea 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, North Bull Island SPA, and North-West Irish Sea 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 North Bull Island SPA and North-West Irish Sea SPA.

Stage 2: Natura Impact Statement

A Natura Impact Statement (NIS) is Stage 2 of the Appropriate Assessment process. In the case of the proposed demolition and site clearance works at 1-6 City Quay, Co. Dublin, acting on a strictly precautionary basis, an 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, North Bull Island SPA and North-West Irish Sea SPA (due to the potential for petrochemicals or silt laden material to enter the River Liffey and marine environment downstream of the works), because it cannot be excluded on the basis of best objective scientific information, in the absence of control or mitigation measures, following screening 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.

A Stage 2 Appropriate Assessment or NIS is not required for the effects of the project on all other listed Natura sites within, and sites beyond, 15km 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 not a significant effect on the European Site/s.

The NIS evaluates the potential for direct, indirect effects, alone or in combination with other plans and projects having taken into account the use of mitigation measures. The NIS is informed by the accompanying Ecological Impact Assessment (EclA), including the proposed mitigation measures that are outlined in the Outline Construction Waste Management Plan & Waste Management Plan to reduce the potential effects of the proposed project on species/habitats of conservation importance and the surrounding environment.

A further review of the Conservation Objectives and qualifying interests is necessary to determine if significant effects are likely to impact the identified Natura 2000 sites.

South Dublin Bay SAC (Site code: 000210)

As outlined in the South Dublin Bay SAC Site Synopsis³ (NPWS, version date 10.12.2015):

'This site lies south of the River Liffey in Co. Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (= priority; numbers in brackets are Natura 2000 codes):*

[1140] Tidal Mudflats and Sandflats

[1210] Annual vegetation of drift lines

[1310] Salicornia and other annuals colonising mud and sand

[2110] Embryonic shifting dunes

The bed of Dward Eelgrass (Zostera noltii) found below Merrion Gates is the largest stand on the east coast. Green algae (Enteromorpha spp. and Ulva lactuca) are distributed throughout the area at a low density. Fucoid algae occur on the rocky shore in the Maretimo to Dún Laoghaire area. Species include Fucus spiralis, F. vesiculosus, F. serratus, Ascophyllum nodosum and Pelvetia canaliculata.

Several small, sandy beaches with incipient dune formation occur in the northern and western sectors of the site, notably at Poolbeg, Irishtown and Merrion/ Booterstown. The formation at Booterstown is very recent. Drift line vegetation occurs in association with the embryonic and incipient fore dunes. Typically drift lines occur in a band approximately 5 m wide, though at Booterstown this zone is wider in places. The habitat occurs just above the High Water Mark and below the area of embryonic dune. Species present are Sea Rocket (Cakile maritima), Frosted Orache (Atriplex laciniata), Spear-leaved Orache (A. prostrata), Prickly Saltwort (Salsola kali) and Fat Hen (Chenopodium album). Also occurring is Sea Sandwort (Honkenya peploides), Sea Beet (Beta vulgaris subsp. maritima) and Annual Sea-blite (Suaeda maritima). A small area of pioneer saltmarsh now occurs in the lee of an embryonic sand dune just north of Booterstown Station. This early stage of saltmarsh development is here characterised by the presence of pioneer stands of glassworts (Salicornia spp.) occurring below an area of drift

³ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000210.pdf>

line vegetation. As this is of very recent origin, it covers a small area but ample areas of substrate and shelter are available for the further development of this habitat.

Lugworm (*Arenicola marina*), Cockles (*Cerastoderma edule*) and annelids and other bivalves are frequent throughout the site. The small gastropod *Hydrobia ulvae* occurs on the muddy sands off Merrion Gates.

South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. The principal species are Oystercatcher (1215), Ringed Plover (120), Sanderling (344), Dunlin (2628) and Redshank (356) (average winter peaks 1996/97 and 1997/98). Up to 100 Turnstones are usual in the south bay during winter. Brent Goose regularly occur in numbers of international importance (average peak 299). Bar-tailed Godwit (565), a species listed on Annex I of the E.U. Birds Directive, also occur.

Large numbers of gulls roost in South Dublin Bay, e.g. 4,500 Black-headed Gulls in February 1990; 500 Common Gulls in February 1991. It is also an important tern roost in the autumn, regularly holding 2000-3000 terns including Roseate Terns, a species listed on Annex I of the E.U. Birds Directive. South Dublin Bay is largely protected as a Special Protection Area.

At low tide the inner parts of the south bay are used for amenity purposes. Baitdigging is a regular activity on the sandy flats. At high tide some areas have windsurfing and jet-skiing.

This site is a fine example of a coastal system, with extensive sand and mudflats, and incipient dune formations. South Dublin Bay is also an internationally important bird site.'

The Natura 2000 Standard Data Form (2020)⁴ states that:

'This intertidal site extends from the South Wall at Dublin Port to the West Pier at Dun Laoghaire, a distance of c. 5 km. At their widest, the intertidal flats extend for almost 3 km. The seaward boundary is marked by the low tide mark, while the landward boundary is now almost entirely artificially embanked. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. A number of small streams and drains flow into the site. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.

Site possesses a fine and fairly extensive example of intertidal flats. Sediment type is predominantly sand, with muddy sands in the more sheltered areas. A typical macro-invertebrate fauna exists. Has the largest stand of *Zostera* on the east coast. Supports part of the important wintering waterfowl populations of Dublin Bay. Regularly has an internationally population of *Branta bernicla horta*, plus nationally important numbers of at least a further 6 species, including *Limosa lapponica*. Regular autumn roosting ground for significant numbers of *Sterna* terns, including *S. dougallii*. The scientific interests of the site have been well documented.'

As outlined in the Conservation objectives supporting document⁵ (NPWS, 2013), it is an objective:

'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 attributes and targets.'

Target 1: "The permanent habitat area is stable or increasing, subject to natural processes."

Target 2: "Maintain the extent of the *Zostera*-dominated community, subject to natural processes."

Target 3: "Conserve the high quality of the *Zostera*-dominated community, subject to natural processes."

Target 4: "Conserve the following community type in a natural condition: Fine sands with *Angulus tenuis* community complex.'

⁴ <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF000210.pdf>

⁵

https://www.npws.ie/sites/default/files/publications/pdf/000210_South%20Dublin%20Bay%20SAC%20Marine%20Supporting%20Doc_V1.pdf

Figure 1. Extent of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC

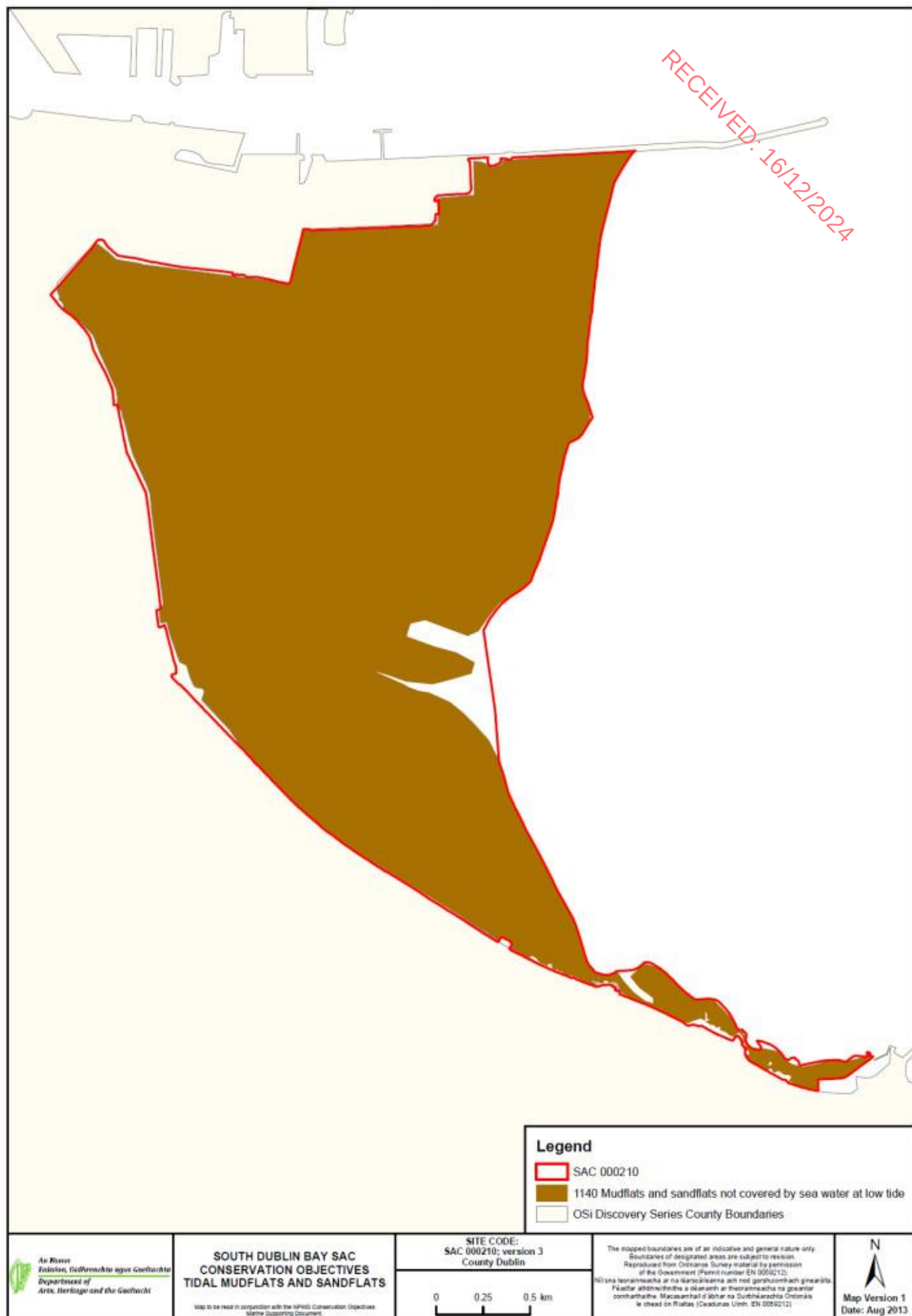
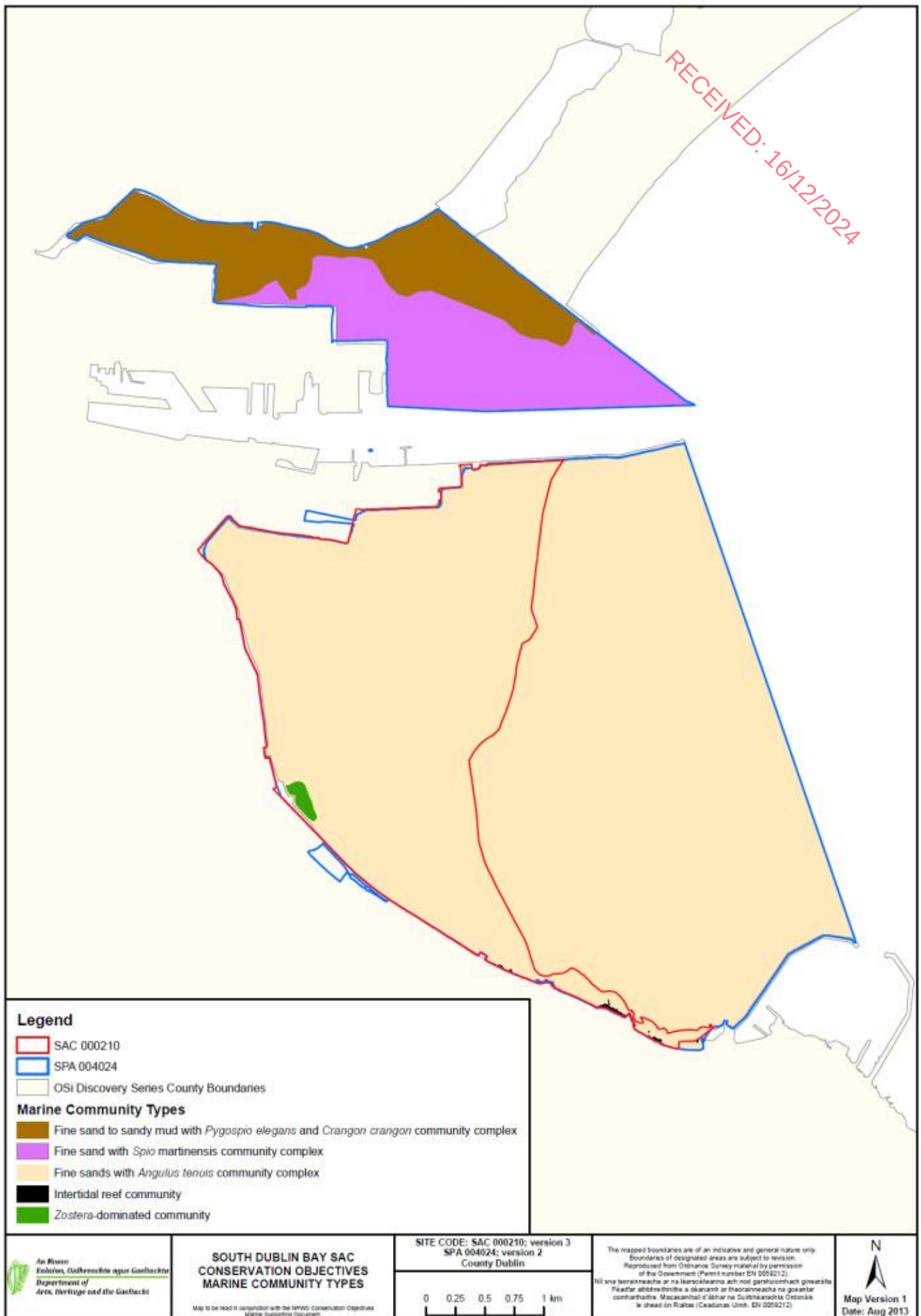


Figure 2. Distribution of community types in South Dublin Bay SAC



North Dublin Bay SAC (Site code: 000206)

As outlined in the North Dublin Bay SAC Site Synopsis⁶ (NPWS, version date 12.08.2013):

'This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

- [1140] Tidal Mudflats and Sandflats
- [1210] Annual Vegetation of Drift Lines
- [1310] *Salicornia* Mud
- [1330] Atlantic Salt Meadows
- [1410] Mediterranean Salt Meadows
- [2110] Embryonic Shifting Dunes
- [2120] Marram Dunes (White Dunes)
- [2130] Fixed Dunes (Grey Dunes)*
- [2190] Humid Dune Slacks
- [1395] Petalwort (*Petalophyllum ralfsii*)

North Bull Island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places. A well-developed and dynamic dune system stretches along the seaward side of the island. Various types of dunes occur, from fixed dune grassland to pioneer communities on foredunes. Marram Grass (*Ammophila arenaria*) is dominant on the outer dune ridges, with Lyme-grass (*Leymus arenarius*) and Sand Couch (*Elymus farctus*) on the foredunes. Behind the first dune ridge, plant diversity increases with the appearance of such species as Wild Pansy (*Viola tricolor*), Kidney Vetch (*Anthyllis vulneraria*), Common Bird's-foot-trefoil (*Lotus corniculatus*), Common Restharrow (*Ononis repens*), Yellow-rattle (*Rhinanthus minor*) and Pyramidal Orchid (*Anacamptis pyramidalis*). In these grassy areas and slacks, the scarce Bee Orchid (*Ophrys apifera*) occurs.

About 1 km from the tip of the island, a large dune slack with a rich flora occurs, usually referred to as the 'Alder Marsh' because of the presence of Alder trees (*Alnus glutinosa*). The water table is very near the surface and is only slightly brackish. Saltmarsh Rush (*Juncus maritimus*) is the dominant species, with Meadowsweet (*Filipendula ulmaria*) and Devil's-bit Scabious (*Succisa pratensis*) being frequent. The orchid flora is notable and includes Marsh Helleborine (*Epipactis palustris*), Common Twayblade (*Listera ovata*), Autumn Lady's-tresses (*Spiranthes spiralis*) and Marsh Orchids (*Dactylorhiza* spp.).

Saltmarsh extends along the length of the landward side of the island. The edge of the marsh is marked by an eroding edge which varies from 20 cm to 60 cm high. The marsh can be zoned into different levels according to the vegetation types present. On the lower marsh, Glasswort (*Salicornia europaea*), Common Saltmarsh-grass (*Puccinellia maritima*), Annual Sea-blite (*Suaeda maritima*) and Greater Sea-spurrey (*Spergularia media*) are the main species. Higher up in the middle marsh Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Sea Arrowgrass (*Triglochin maritima*) and Thrift (*Armeria maritima*) appear. Above the mark of the normal high tide, species such as Common Scurvygrass (*Cochlearia officinalis*) and Sea Milkwort (*Glaux maritima*) are found, while on the extreme upper marsh, the rushes *Juncus maritimus* and *J. gerardi* are dominant. Towards the tip of the island, the saltmarsh grades naturally into fixed dune vegetation.

The habitat 'annual vegetation of drift lines' is found in places, along the length of Dollymount Strand, with species such as Sea Rocket (*Cakile maritima*), Oraches (*Atriplex* spp.) and Prickly Saltwort (*Salsola kali*).

The island shelters two intertidal lagoons which are divided by a solid causeway. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. The north lagoon has an area known as the "Salicornia flat", which is dominated by *Salicornia dolichostachya*, a pioneer glasswort species, and covers about 25 ha. Beaked Tasselweed (*Ruppia maritima*) occurs in this area, along with some Narrow-leaved Eelgrass (*Zostera angustifolia*). Dwarf Eelgrass (*Z. noltii*) also occurs in Sutton Creek. Common Cordgrass (*Spartina*

⁶ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000206.pdf>

anglica) occurs in places but its growth is controlled by management. Green algal mats (*Enteromorpha* spp., *Ulva lactuca*) cover large areas of the flats during summer. These sediments have a rich macrofauna, with high densities of Lugworms (*Arenicola marina*) in parts of the north lagoon. Mussels (*Mytilus edulis*) occur in places, along with bivalves such as *Cerastoderma edule*, *Macoma balthica* and *Scrobicularia plana*. The small gastropod *Hydrobia ulvae* occurs in high densities in places, while the crustaceans *Corophium volutator* and *Carcinus maenas* are common. The sediments on the seaward side of North Bull Island are mostly sands. The site extends below the low spring tide mark to include an area of the sublittoral zone.

Three rare plant species which are legally protected under the Flora (Protection) Order, 1999 have been recorded on the North Bull Island. These are Lesser Centaury (*Centaureum pulchellum*), Red Hemp-nettle (*Galeopsis angustifolia*) and Meadow Saxifrage (*Saxifraga granulata*). Two further species listed as threatened in the Red Data Book, Wild Clary/Sage (*Salvia verbenaca*) and Spring Vetch (*Vicia lathyroides*), have also been recorded. A rare liverwort, *Petalophyllum ralfsii*, was first recorded from the North Bull Island in 1874 and has recently been confirmed as still present. This species is of high conservation value as it is listed on Annex II of the E.U. Habitats Directive. The North Bull is the only known extant site for the species in Ireland away from the western seaboard.

North Dublin Bay is of international importance for waterfowl. During the 1994/95 to 1996/97 period the following species occurred in internationally important numbers (figures are average maxima): Brent Goose 2,333; Knot 4,423; Bar-tailed Godwit 1,586. A further 14 species occurred in nationally important concentrations - Shelduck 1505; Wigeon 1,166; Teal 1,512; Pintail 334; Shoveler 239; Oystercatcher 2,190; Ringed Plover 346; Grey Plover 816; Sanderling 357; Dunlin 6,238; Black-tailed Godwit 156; Curlew 1,193; Turnstone 197 and Redshank 1,175. Some of these species frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes (mostly Brent Goose, Oystercatcher, Ringed Plover, Sanderling and Dunlin).

The tip of the North Bull Island is a traditional nesting site for Little Tern. A high total of 88 pairs nested in 1987. However, nesting attempts have not been successful since the early 1990s. Ringed Plover, Shelduck, Mallard, Skylark, Meadow Pipit and Stonechat also nest. A well-known population of Irish Hare is resident on the island

The invertebrates of the North Bull Island have been studied and the island has been shown to contain at least seven species of regional or national importance in Ireland (from the Orders Diptera, Hymenoptera and Hemiptera).

The main land uses of this site are amenity activities and nature conservation. The North Bull Island is the main recreational beach in Co. Dublin and is used throughout the year. Much of the land surface of the island is taken up by two golf courses. Two separate Statutory Nature Reserves cover much of the island east of the Bull Wall and the surrounding intertidal flats. The site is used regularly for educational purposes. North Bull Island has been designated a Special Protection Area under the E.U. Birds Directive and it is also a statutory Wildfowl Sanctuary, a Ramsar Convention site, a Biogenetic Reserve, a Biosphere Reserve and a Special Area Amenity Order site.

This site is an excellent example of a coastal site with all the main habitats represented. The site holds good examples of nine habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several of the wintering bird species have populations of international importance, while some of the invertebrates are of national importance. The site contains a numbers of rare and scarce plants including some which are legally protected. Its proximity to the capital city makes North Dublin Bay an excellent site for educational studies and research.'

The Natura 2000 Standard Data Form (2020)⁷ states that:

'The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port during the 18th and 19th centuries. It is almost 5km long and 1km wide and runs parallel to the coast between Clontarf and Sutton. The sediment which forms the island is predominantly glacial in origin and siliceous in nature. Between the island and the mainland there occurs two sheltered intertidal areas which are separated by a solid causeway constructed in 1964. The seaward side of the island has a fine sandy beach. A substantial area of shallow marine water is included in the site. The interior of the island is excluded from the

⁷ <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF000206.pdf>

site as it has been converted to golf courses. The proximity of the North Bull Island to Dublin City results in it being a very popular recreational area. It is also very important for educational and research purposes. Nature conservation is a main landuse within the site.

Site possesses an excellent diversity of coastal habitats. The North Bull Island dune system is one of the most important systems on the east coast and is one of the few in Ireland that is actively accreting. It possesses extensive and mostly good quality examples of embryonic, shifting marram and fixed dunes, as well as excellent examples of humid dune slacks. Both Atlantic and Mediterranean salt marshes are well represented and a particularly good marsh zonation is shown. The salt marshes grade into mudflats and sandflats, some of which are dominated by annual *Salicornia* species. *Petalophyllum ralfsii* occurs at its only known station away from the western seaboard. The site has five Red Data Book vascular plant species and four Red Data Book bryophyte species. This is one of the most important sites for wintering waterfowl in Ireland, with internationally important populations of *Branta bernicla horta*, *Calidris canutus* and *Limosa lapponica*, plus nationally important numbers of a further 14 species. 20% of the national total of *Pluvialis squatarola* occurs here. Formerly it had important colony of *Sterna albifrons*. North Dublin Bay is nationally important for three insect species. The scientific interests of the site have been well documented and future prospects are good owing to the various designations assigned to site.'

As outlined in the Conservation objectives supporting document (NPWS, 2013):

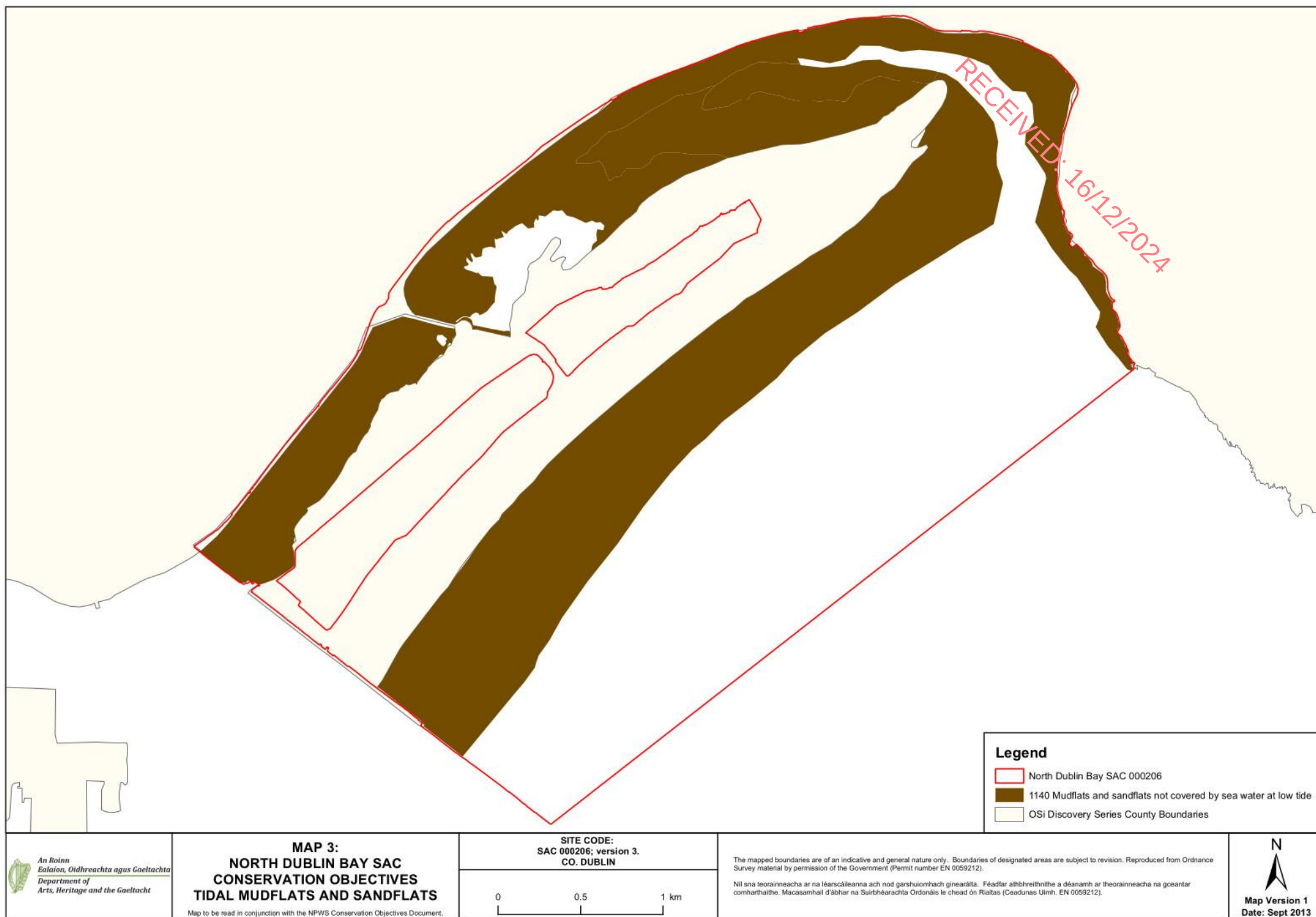
'North Dublin Bay SAC (site code: 206) is designated for a range of coastal habitats, including mudflats and salt flats, saltmarsh and sand dunes. The following eight coastal habitats are included in the qualifying interests for the site (* denotes a priority habitat):

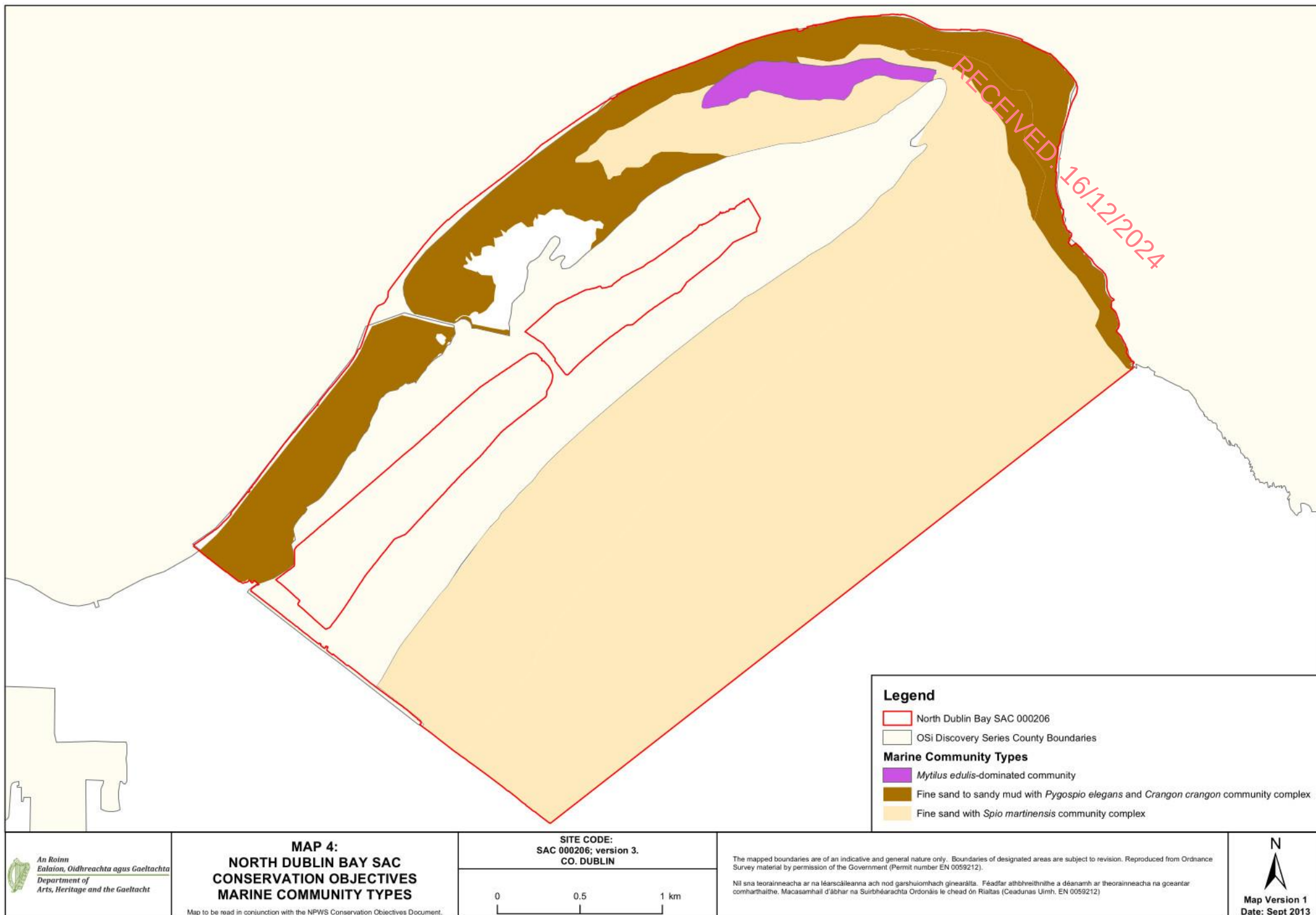
- *Salicornia* and other annuals colonising mud and sand (1310)
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) (ASM) (1330)
- Mediterranean salt meadows (*Juncetalia maritimi*) (MSM) (1410)
- Annual vegetation of drift lines (1210)
- Embryonic shifting dunes (2110)
- Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) (2120)
- Fixed coastal dunes with herbaceous vegetation (grey dunes) (2130)*
- Humid dune slacks (2190)

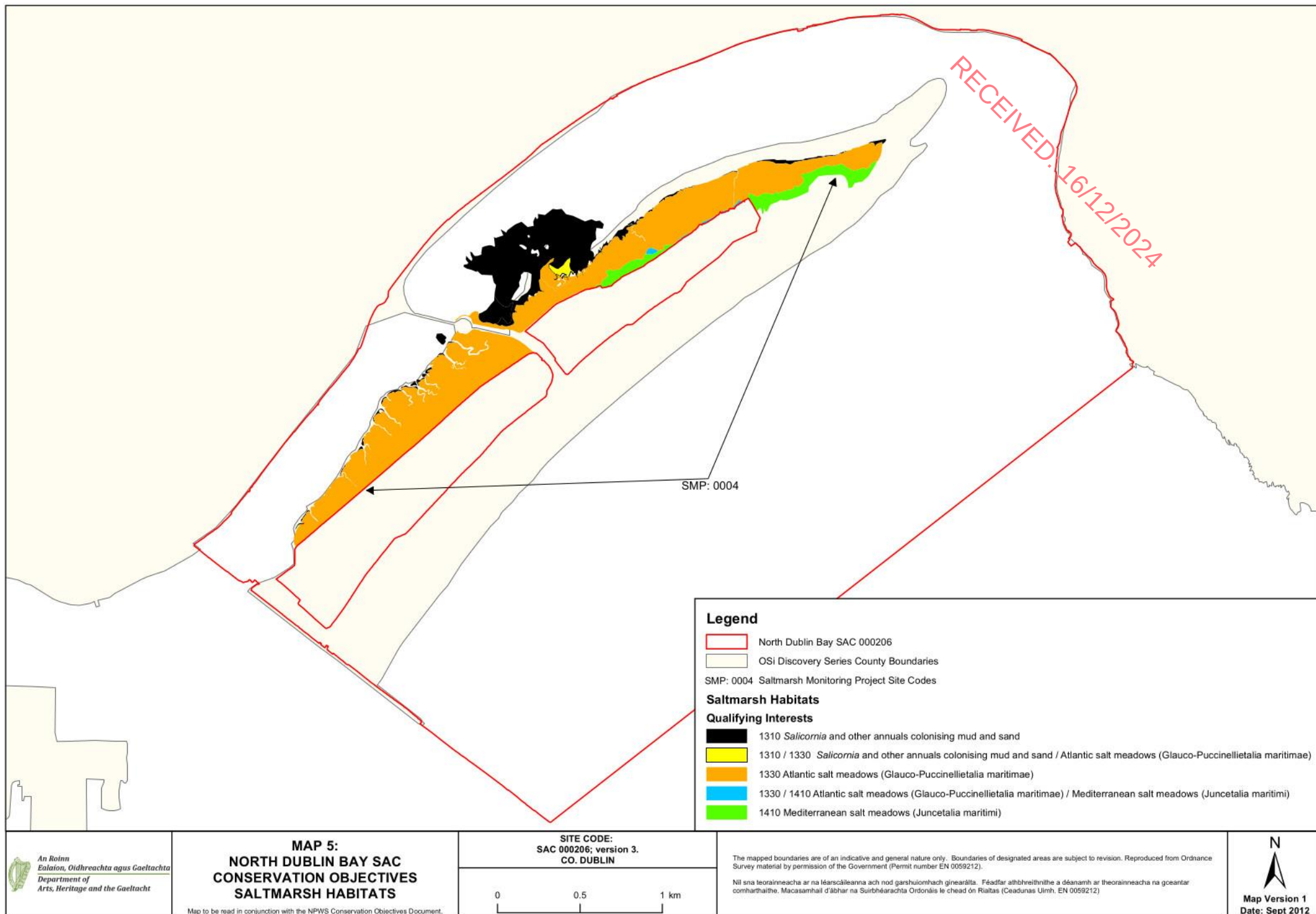
The first three are saltmarsh habitats and the last five are associated with sand dune systems, although all eight of these habitats are found in close association with each other (McCorry, 2007; Ryle et al., 2009; Delaney et al., 2013).

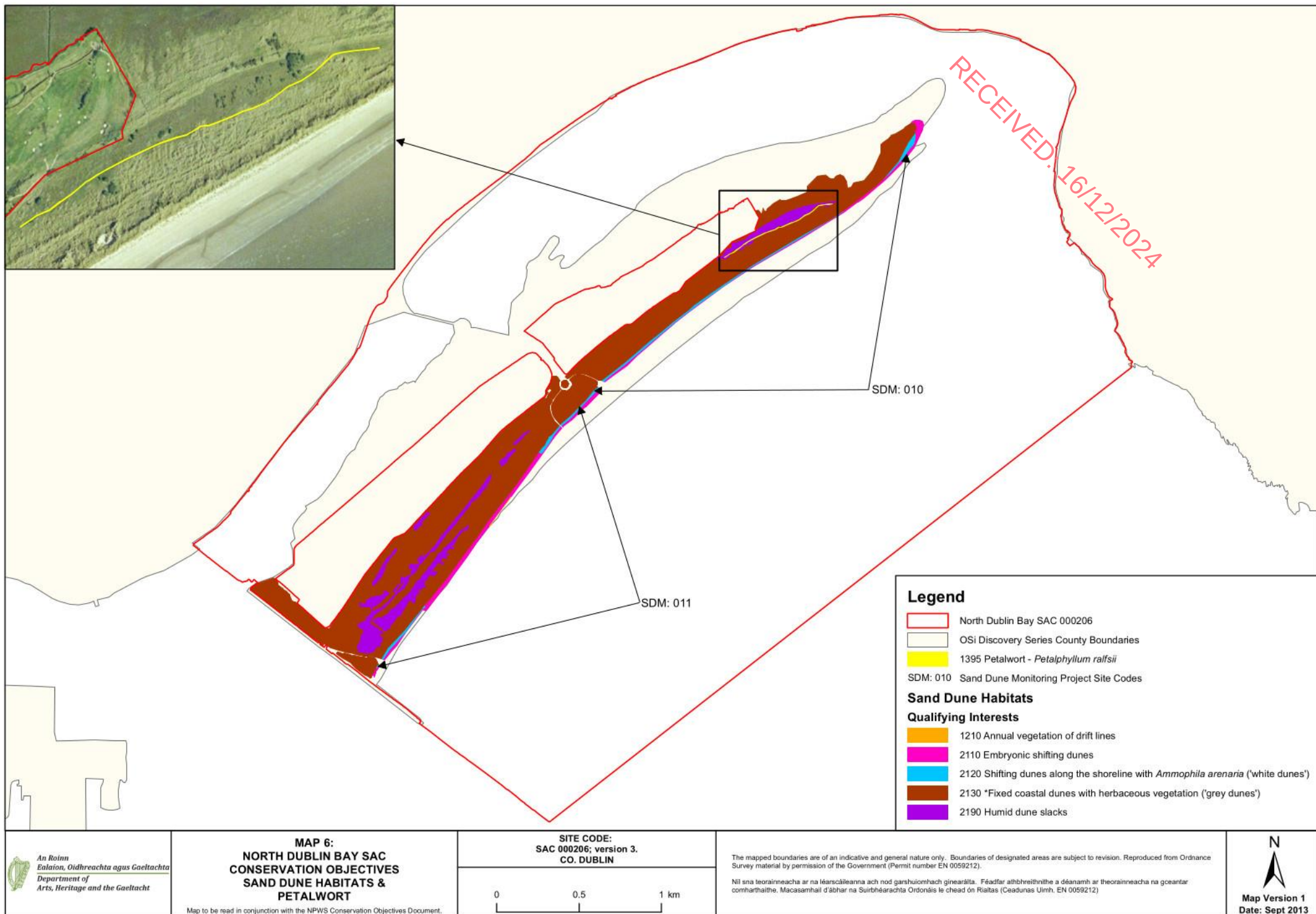
This backing document sets out the conservation objectives for the eight coastal habitats listed above in North Dublin Bay SAC, which are defined by a list of parameters, attributes and targets. The main parameters are (a) Range (b) Area and (c) Structure and Functions, the last of which is broken down into a number of attributes, including physical structure, vegetation structure and vegetation composition.

The targets set for the saltmarsh habitats are based primarily on the results of the Saltmarsh Monitoring Project (SMP) (McCorry, 2007; McCorry & Ryle, 2009) and this document should be read in conjunction with those reports.'









South Dublin Bay and River Tolka Estuary SPA (Site code: 004024)

As outlined in the South Dublin and River Tolka Estuary SPA Site Synopsis⁸. (NPWS, version date 30.05.2015):

'The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

*In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Ulva* spp.) are distributed throughout the area at a low density. The macroinvertebrate fauna is well-developed, and is characterised by annelids such as Lugworm (*Arenicola marina*), Nephthys spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cockle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean *Corophium volutator*. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site.*

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex – all counts for wintering waterbirds are five year mean peaks for the period 1995/96 to 1999/2000. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. An internationally important population of Light-bellied Brent Goose (368) occurs regularly and newly arrived birds in the autumn feed on the Eelgrass bed at Merrion. At the time of designation the site supported nationally important numbers of a further nine species: Oystercatcher (1,145), Ringed Plover (161), Grey Plover (45), Knot (548), Sanderling (321), Dunlin (1,923), Bar-tailed Godwit (766), Redshank (260) and Black-headed Gull (3,040). Other species occurring in smaller numbers include Great Crested Grebe (21), Curlew (127) and Turnstone (52). Little Egret, a species which has recently colonised Ireland, also occurs at this site.

South Dublin Bay is a significant site for wintering gulls, with a nationally important population of Black-headed Gull, but also Common Gull (330) and Herring Gull (348). Mediterranean Gull is also recorded from here, occurring through much of the year, but especially in late winter/spring and again in late summer into winter.

Both Common Tern and Arctic Tern breed in Dublin Docks, on a man-made mooring structure known as the E.S.B. dolphin – this is included within the site. Small numbers of Common Tern and Arctic Tern were recorded nesting on this dolphin in the 1980s. A survey in 1995 recorded nationally important numbers of Common Tern nesting here (52 pairs). The breeding population of Common Tern at this site has increased, with 216 pairs recorded in 2000. This increase was largely due to the ongoing management of the site for breeding terns. More recent data highlights this site as one of the most important Common Tern sites in the country with over 400 pairs recorded here in 2007.

South Dublin Bay is an important staging/passage site for a number of tern species in the autumn (mostly late July to September). The origin of many of the birds is likely to be the Dublin breeding sites (Rockabill and the

⁸ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004024.pdf>

Dublin Docks) though numbers suggest that the site is also used by birds from other sites, perhaps outside the state. This site is selected for designation for its autumn tern populations: Roseate Tern (2,000 in 1999), Common Tern (5,000 in 1999) and Arctic Tern (20,000 in 1996).

The South Dublin Bay and River Tolka Estuary SPA is of ornithological importance as it supports an internationally important population of Light-bellied Brent Goose and nationally important populations of a further nine wintering species. Furthermore, the site supports a nationally important colony of breeding Common Tern and is an internationally important passage/staging site for three tern species. It is of note that four of the species that regularly occur at this site are listed on Annex I of the E.U. Birds Directive, i.e. Bar-tailed Gooswit, Common Tern, Arctic Tern and Roseate Tern. Sandymount Strand/Tolka Estuary is also a Ramsar Convention site.'

The Natura 2000 Standard Data Form (2020)⁹ states that:

'This site comprises a substantial part of Dublin Bay. It includes virtually all of the intertidal area in the south bay, as well as much of the Tolka Estuary to the north of the River Liffey. A portion of the shallow bay waters is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. The sands support the largest stand of *Zostera noltii* on the East Coast. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well aerated sands off the Bull Wall. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.

The site possesses extensive intertidal flats which support wintering waterfowl which are part of the overall Dublin Bay population. It regularly has an internationally important population of *Branta bernicla hrota*, which feeds on *Zostera noltii* in the autumn. It has nationally important numbers of a further 6 species: *Haematopus ostralegus*, *Charadrius hiaticula*, *Calidris canutus*, *Calidris alba*, *Calidris alpina* and *Limosa lapponica*. It is an important site for wintering gulls, especially *Larus ridibundus* and *Larus canus*. South Dublin Bay is the premier site in Ireland for *Larus melanocephalus*, with up to 20 birds present at times. Is a regular autumn roosting ground for significant numbers of terns, including *Sterna dougallii*, *S. hirundo* and *S. paradisaea*.'

According to the conservation Objectives Supporting Document¹⁰ (NPWS 2014) for the South Dublin Bay and River Tolka Estuary SPA:

'The overarching Conservation Objective for North Bull Island Special Protection Area, and for South Dublin Bay and River Tolka Estuary Special Protection Area, is to ensure that waterbird populations and their wetland habitats are maintained at, or restored to, favourable conservation condition. This includes, as an integral part, the need to avoid deterioration of habitats and significant disturbance; thereby ensuring the persistence of site integrity.

The site should contribute to the maintenance and improvement where necessary, of the overall favourable status of the national resource of waterbird species, and continuation of their long-term survival across their natural range.

Conservation Objectives for North Bull Island Special Protection Area, and for South Dublin Bay and River Tolka Estuary Special Protection Area, based on the principles of favourable conservation status, are described below and summarised in Table 3.1. Note that these objectives should be read and interpreted in the context of information and advice provided in additional sections of this report.

Objective 1: To maintain the favourable conservation condition of the non-breeding waterbird Special Conservation Interest species listed for North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA.

⁹ <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF004024.pdf>

¹⁰ Note that 'population' refers to site population (numbers wintering at the site) rather than the species biogeographic population.

[https://www.npws.ie/sites/default/files/publications/pdf/South%20Dublin%20Bay%20and%20River%20Tolka%20Estuar%20SPA%20\(004024\)%20Conservation%20objectives%20supporting%20document%20-%20\[Version%201\].pdf](https://www.npws.ie/sites/default/files/publications/pdf/South%20Dublin%20Bay%20and%20River%20Tolka%20Estuar%20SPA%20(004024)%20Conservation%20objectives%20supporting%20document%20-%20[Version%201].pdf)

This objective is defined by the following attributes and targets:

- *To be favourable, the long term population trend for each waterbird Special Conservation Interest species should be stable or increasing¹¹. Waterbird populations are deemed to be unfavourable when they have declined by 25% or more, as assessed by the most recent population trend analysis.*
- *To be favourable, there should be no significant decrease in the range, timing or intensity of use of areas by the waterbird species of Special Conservation Interest, other than that occurring from natural patterns of variation.*

Factors that can adversely effect the achievement of Objective 1 include:

- *Habitat modification: activities that modify discreet areas or the overall habitat(s) within the SPA in terms of how one or more of the listed species use the site (e.g. as a feeding resource) could result in the displacement of these species from areas within the SPA and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).*
- *Disturbance: anthropogenic disturbance that occurs in or near the site and is either singular or cumulative in nature could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).*
- *Ex-situ factors: several of the listed waterbird species may at times use habitats situated within the immediate hinterland of the SPA or in areas ecologically connected to it. The reliance on these habitats will vary from species to species and from site to site. Significant habitat change or increased levels of disturbance within these areas could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further information on this topic please refer to Section 5.2).*

Objective 2. To maintain the favourable conservation condition of the wetland habitat at North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly-occurring migratory waterbirds that utilise these areas.

This objective is defined by the following attributes and targets:

- *To be favourable, the permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 3,904 ha, other than that occurring from natural patterns of variation.*

This objective seeks to maintain the permanent extent of the wetland habitats that are contained within the boundary of these two SPAs, and which constitute an important resource for regularly-occurring migratory waterbirds (note that the total designated area also contains some non-wetland habitat).'

RECEIVED: 16/12/2024

Legend

 South Dublin Bay and River Tolka Estuary SPA 004024

 OSI Discovery Series County Boundary

Wetlands and Waterbirds

 Wetlands

 Terrestrial

As outlined in the North Bull Island SPA Site Synopsis¹² (NPWS, version date 25.03.2014)

'This site covers all of the inner part of north Dublin Bay, with the seaward boundary extending from the Bull Wall lighthouse across to Drumleck Point at Howth Head. The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port during the 18th and 19th centuries. It is almost 5 km long and 1 km wide and runs parallel to the coast between Clontarf and Sutton. Part of the interior of the island has been converted to golf courses.

*Saltmarsh extends along the length of the landward side of the island and provides the main roost site for wintering birds in Dublin Bay. The island shelters two intertidal lagoons which are divided by a solid causeway. These lagoons provide the main feeding grounds for the wintering waterfowl. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. Green algal mats (*Ulva* spp.) are a feature of the flats during summer. These sediments have a rich macro-invertebrate fauna, with high densities of Lugworm (*Arenicola marina*) and Ragworm (*Hediste diversicolor*).*

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Shelduck, Teal, Pintail, Shoveler, Oystercatcher, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Turnstone and Black-headed Gull. The site is also of special conservation interest for holding an assemblage of over 20,000 wintering waterbirds. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The North Bull Island SPA is of international importance for waterfowl on the basis that it regularly supports in excess of 20,000 waterfowl. The site supports internationally important populations of three species, Light-bellied Brent Goose (1,548), Black-tailed Godwit (367) and Bar-tailed Godwit (1,529) - all figures are mean peaks for the five winters between 1995/96 and 1999/2000. The site is one of the most important in the country for Light-bellied Brent Goose. A further 14 species have populations of national importance – Shelduck (1,259), Teal (953), Pintail (233), Shoveler (141), Oystercatcher (1,784), Grey Plover (517), Golden Plover (2,033), Knot (2,837), Sanderling (141), Dunlin (4,146), Curlew (937), Redshank (1,431), Turnstone (157) and Black-headed Gull (2,196). The populations of Pintail and Knot are of particular note as they comprise 14% and 10% respectively of the all-Ireland population totals. Other species that occur regularly in winter include Grey Heron, Little Egret, Cormorant, Wigeon, Goldeneye, Red-breasted Merganser, Ringed Plover and Greenshank. Gulls are a feature of the site during winter and, along with the nationally important population of Black-headed Gull (2,196), other species that occur include Common Gull (332) and Herring Gull (331). While some of the birds also frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes, the majority remain within the site for much of the winter. The wintering bird populations have been monitored more or less continuously since the late 1960s and the site is now surveyed each winter as part of the larger Dublin Bay complex.

The North Bull Island SPA is a regular site for passage waders, especially Ruff, Curlew Sandpiper and Spotted Redshank. These are mostly observed in single figures in autumn but occasionally in spring or winter.

The site formerly had an important colony of Little Tern but breeding has not occurred in recent years. Several pairs of Ringed Plover breed, along with Shelduck in some years. Breeding passerines include Skylark, Meadow Pipit, Stonechat and Reed Bunting. The island is a regular wintering site for Short-eared Owl, with up to 5 present in some winters.

The North Bull Island SPA is an excellent example of an estuarine complex and is one of the top sites in Ireland for wintering waterfowl. It is of international importance on account of both the total number of waterfowl and the individual populations of Light-bellied Brent Goose, Black-tailed Godwit and Bar-tailed Godwit that use it. Also of significance is the regular presence of several species that are listed on Annex I of the E.U. Birds Directive, notably Golden Plover and Bar-tailed Godwit, but also Ruff and Short-eared Owl. North Bull Island is a Ramsar Convention site, and part of the North Bull Island SPA is a Statutory Nature Reserve and a Wildfowl Sanctuary.'

¹² <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004006.pdf>

The Natura 2000 Standard Data Form (2020)¹³ states that:

'The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port during the 18th and 19th centuries. It is almost 5km long and 1km wide and runs parallel to the coast between Clontarf and Sutton. The sediment which forms the island is predominantly glacial in origin and siliceous in nature. A well-developed dune system runs the length of the island, with good examples of embryonic, shifting marram and fixed dunes, as well as excellent examples of humid dune slacks. Extensive salt marshes also occur. Between the island and the mainland occur two sheltered intertidal areas which are separated by a solid causeway constructed in 1964. The seaward side of the island has a fine sandy beach. A substantial area of shallow marine water is included in the site. Part of the interior of the island has been converted to golf courses. The proximity of the North Bull Island to Dublin City results in it being a very popular recreational area. It is also very important for educational and research purposes. Nature conservation is a main landuse within the site.'

*The site is among the top ten sites for wintering waterfowl in the country. It supports internationally important populations of *Branta bernicla hrota* and *Limosa lapponica* and is the top site in the country for both of these species. A further 14 species have populations of national importance, with particular notable numbers of *Tadorna tadorna* (8.5% of national total), *Anas acuta* (11.6% of national total), *Pluvialis squatarola* (6.9% of national total), *Calidris canutus* (10.5% of national total). North Bull Island SPA is a regular site for passage waders such as *Philomachus pugnax*, *Calidris ferruginea* and *Tringa erythropus*. The site supports *Asio flammeus* in winter. Formerly the site had an important colony of *Sterna albifrons* but breeding has not occurred in recent years. The site provides both feeding and roosting areas for the waterfowl species. Habitat quality for most of the estuarine habitats is very good. The site has a population of the rare *Petalophyllum ralfsii* which is the only known station away from the western seaboard as well as five Red Data Book vascular plant species and four bryophyte species. It is nationally important for three insect species. Wintering bird populations have been monitored more or less continuously since the late 1960s, and the other scientific interests of the site have also been well documented. Future prospects are good owing to various designations assigned to site.'*

The North Bull Island SPA Conservation Objectives Supporting Document¹⁴ (NPWS, 2014) states the following:

*'North Bull Island lies roughly parallel to the shore and is a low-lying sandy spit, about 4.85 km long and 0.70 km wide (McCorry & Ryle, 2009a). It is a relatively recent geomorphological feature having emerged as a result of the build up of sediment over the last 200 years following the construction of the South and North Bull walls during the 18th and 19th centuries. The North Bull Wall marks the southern boundary of the island and is connected to the mainland by a wooden bridge. The island is actively accreting (Ryle et al. 2009a). A sandy beach, Dollymount Strand, occurs on the seaward side of the island and intertidal mudflats occur on the inner (mainland side) fringed by saltmarsh. A causeway built in 1965 provides the main access to the island and divides the intertidal flats into two areas known as the North and South Bull lagoons. Both of these are covered completely by most tides and are drained by permanent channels; the southern lagoon fills and empties beneath Bull Bridge, while water in the northern lagoon is channelled in and out through Sutton Creek (Harris, 1977). These lagoons provide the main feeding grounds for the wintering waterfowl while the fringing saltmarsh provides the main roost site for wintering birds in Dublin Bay. Macroalgal mats of filamentous *Ulva* spp. (formerly *Enteromorpha* spp.) 1 are prevalent.*

North Bull Island is one of the finest sand dune systems in Ireland and is internationally important in terms of conservation value (McCorry & Ryle, 2009a). It has several high quality examples of rare and threatened coastal habitats and a wealth of biodiversity, which includes several habitats and species listed in Annexes I and II of the EU Habitats Directive. As a consequence, North Bull Island is afforded several other nature conservation designations alongside its status as a Special Protection Area. It was designated as an official bird sanctuary under the Wild Bird Protection Act, 1931, the first bird sanctuary in Ireland (McCorry & Ryle, 2009a), and was established as a National Nature Reserve in 1988 (two parts covered by S.I. 231 and S. I. 232 of 1988). The site

¹³ <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF004006.pdf>

¹⁴

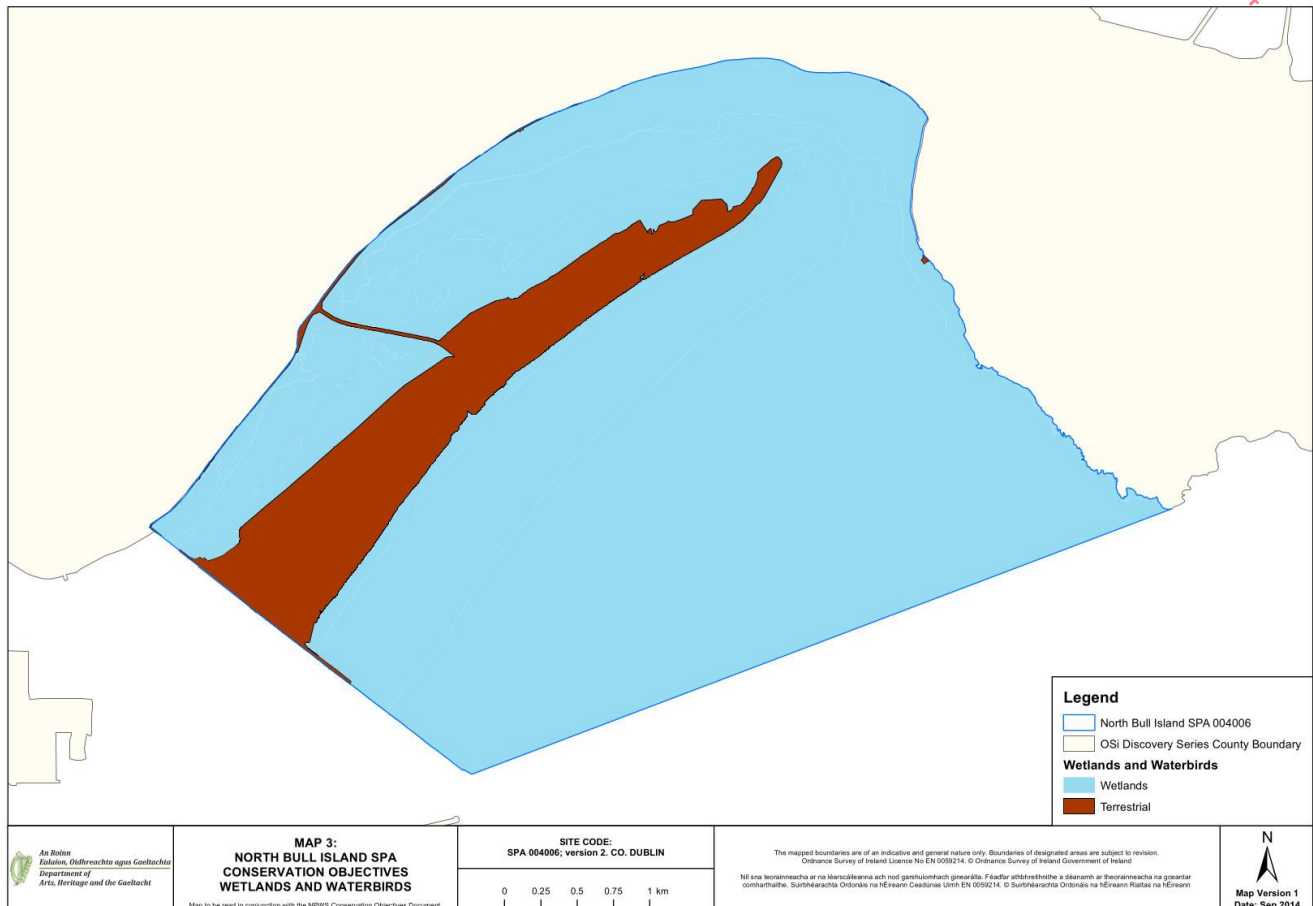
[https://www.npws.ie/sites/default/files/publications/pdf/North%20Bull%20Island%20SPA%20\(004006\)%20Conservation%20Objectives%20supporting%20document%20-%20\[Version%201\].pdf](https://www.npws.ie/sites/default/files/publications/pdf/North%20Bull%20Island%20SPA%20(004006)%20Conservation%20Objectives%20supporting%20document%20-%20[Version%201].pdf)

has been designated as part of a Special Area of Conservation (North Dublin Bay SAC - NPWS site code 000206). North Bull Island is also a Biogenetic Reserve (Council of Europe) and a UNESCO World Biosphere Reserve.'

The following objectives have been identified:

'Objective 1: To maintain the favourable conservation condition of the non-breeding waterbird Special Conservation Interest species listed for North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA

Objective 2: To maintain the favourable conservation condition of the wetland habitat at North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly-occurring migratory waterbirds that utilise these areas.'



North-West Irish Sea SPA (Site code:004236)

"The North-west Irish Sea cSPA constitutes an important resource for marine birds. The estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. These areas, along with more pelagic marine waters further offshore, provide additional supporting habitats (for foraging and other maintenance behaviours) for those seabirds that breed at colonies on the north-west Irish Sea's islands and coastal headlands. These marine areas are also important for seabirds outside the breeding period.

This SPA extends offshore along the coasts of counties Louth, Meath and Dublin, and is approximately 2,333km² in area. This SPA is ecologically connected to several existing SPAs in this area.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Common Scoter, Red-throated Diver, Great Northern Diver, Fulmar, Manx Shearwater, Shag, Cormorant, Little Gull, Kittiwake, Black-headed Gull, Common Gull, Lesser Black-backed Gull, Herring Gull, Great Black-backed Gull, Little Tern, Roseate Tern, Common Tern, Arctic Tern, Puffin, Razorbill and Guillemot. The breeding seabird species listed for those SPAs, which abut the North-West Irish Sea SPA are: Fulmar (Lambay Island SPA); Cormorant (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Shag (Skerries Island SPA;

Lambay Island SPA); Lesser Black-backed Gull (Lambay Island SPA); Herring Gull (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Kittiwake (Lambay Island SPA; Ireland's Eye SPA; Howth Head SPA); Roseate Tern (Rockabill SPA); Common Tern (Rockabill SPA); Arctic Tern (Rockabill SPA); Little Tern (Boyne Estuary SPA); Guillemot (Lambay Island SPA, Ireland's Eye SPA); Razorbill (Lambay Island SPA, Ireland's Eye SPA); and Puffin (Lambay Island SPA). The Common Tern population that is listed for the nearby South Dublin Bay and River Tolka Estuary SPA is also likely to use this SPA as a foraging resource.

Informed by two surveys of the western Irish Sea region in 2016 an estimated 120,232 and 34,626 individual marine birds occurred in this SPA during autumn and winter respectively. Those marine bird species whose estimated abundances equalled or exceeded 1% of the total estimated size of the winter assemblage are: Red-throated Diver (538), Fulmar (506), Little Gull (391), Kittiwake (944), Black-headed Gull (508), Common Gull (2,866), Herring Gull (6,893), Great Black-backed Gull (2,096), Razorbill (4,638) and Guillemot (13,914).

The estimated 2016 summer abundance of Manx Shearwater in the Northwest Irish Sea SPA is 13,010 and is of international importance. The estimated 2016 autumn and winter abundances of Great Northern Diver in the North West Irish Sea SPA is 248 and 230 respectively and are of international importance. The estimated abundances of Common Scoter over parts of this SPA can reach significant numbers (e.g. 14,567 in December 2018) which is also of international importance."

Status of Qualifying Interests & Conservation Objectives

The Qualifying Interests (QI) (Features of Interest), Special Conservation Interests (SCIs) for the SAC and SPA sites and the National conservation status of the Natura 2000 sites subject to the NIS are seen in Table 6. The site specific conservation Objectives for Natura 2000 sites are seen in Table 7.

Table 6. Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for Natura 2000 sites

Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
Special Areas of Conservation (SAC)		
South Dublin Bay SAC (000210)	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]	Inadequate Inadequate Favourable Inadequate
North Dublin Bay SAC (000206)	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]	Inadequate Inadequate Favourable Inadequate Inadequate Inadequate Inadequate Bad Inadequate Favourable
Special Protection Areas (SPA)		
South Dublin Bay and River Tolka Estuary SPA (004024)	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]	Amber Amber Green Amber Amber Green Red Amber Red Red Amber Amber Amber Amber N/A

Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
North Bull Island SPA (004006)	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]	Amber Amber Amber Red Red Amber Red Amber Amber Green Red Amber Amber Red Red Green Red N/A
North-west Irish Sea SPA (004236)	Common Scoter (<i>Melanitta nigra</i>) [A065] Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Little Tern (<i>Sterna albifrons</i>) [A195] Kittiwake (<i>Rissa tridactyla</i>) [A188] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Roseate Tern (<i>Sterna dougallii</i>) [A192] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Puffin (<i>Fratercula arctica</i>) [A204] Razorbill (<i>Alca torda</i>) [A200] Guillemot (<i>Uria aalge</i>) [A199] Little Gull (<i>Hydrocoloeus minutus</i>) (A862)	Red Amber Amber Amber Amber Amber Amber Red Amber Amber Amber Amber Amber Red Amber Amber Amber

Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
	Common Tern (<i>Sterna hirundo</i>) (A193)	Amber

Table 7. Site specific conservation objectives for Natura 2000 sites

South Dublin Bay SAC (000210)		
Attribute	Measure	Target
Mudflats and sandflats not covered by water at low tide [1140] (Maintain the favourable conservation condition)		
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes
Community extent	Hectares	Maintain the extent of the <i>Zostera</i> -dominated community, subject to natural processes
Community structure: <i>Zostera</i> density	Shoots/m ²	Conserve the high quality of the <i>Zostera</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Fine sands with <i>Angulus tenuis</i> community complex

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Mudflats and sandflats not covered by water at low tide [1140] (Maintain the favourable conservation condition)		
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes
Community extent	Hectares	Maintain the extent of the <i>Mytilus edulis</i> -dominated community, subject to natural processes
Community structure: <i>Mytilus edulis</i> density	Individuals/m ²	Conserve the high quality of the <i>Mytilus edulis</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Fine sand to sandy mud with <i>Pygospio elegans</i> and <i>Crangon crangon</i> community complex; Fine sand with <i>Spio martinensis</i> community complex
Annual vegetation of drift lines [1210] (Restore the favourable conservation condition)		
Habitat area	Hectares	Area increasing, subject to natural processes, including erosion and succession
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation composition: typical species and subcommunities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities with typical species: sea rocket (<i>Cakile maritima</i>), sea sandwort (<i>Honckenya peploides</i>), prickly saltwort (<i>Salsola kali</i>) and oraches (<i>Atriplex</i> spp.)
Vegetation composition: negative indicator species	Percentage cover	Negative indicator species (including non-natives) to represent less than 5% cover
Salicornia and other annuals colonizing mud and sand [1310] (Restore the favourable conservation condition of Salicornia and other annuals colonizing mud and sand)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island 29.10 ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain, or where necessary restore, natural circulation of sediment and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural vegetation with sward
Vegetation structure: vegetation cover	Percentage cover at a representative number of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover	Maintain the presence of species-poor communities listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species – <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass (<i>Spartina anglica</i>), with an annual spread of less than 1%.
Atlantic salt meadows [1330] (Maintain the favourable conservation condition)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island 81.84ha.

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural vegetation with sward
Vegetation structure: vegetation cover	Percentage cover at a representative number of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain range of sub-communities with typical species listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species – <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass (<i>Spartina anglica</i>), with an annual spread of less than 1%.
Mediterranean salt meadows [1410] (Maintain the favourable conservation condition)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island – 7.98ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain/restore natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural vegetation with sward

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Vegetation structure: vegetation cover	Percentage cover at a representative number of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain range of sub-communities with typical species listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species – <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass (<i>Spartina anglica</i>), with an annual spread of less than 1%.
Embryonic shifting dunes [2110] (Restore the favourable conservation condition)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island – 2.64ha; South Bull – 3.43ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation composition: plant health of foredune grasses	Percentage Cover	More than 95% of sand couch (<i>Elytrigia juncea</i>) and/or lyme grass (<i>Leymus arenarius</i>) should be healthy (i.e., green plant parts above ground and flowering heads present)
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities with typical species: sand couch (<i>Elytrigia juncea</i>) and/or lyme grass (<i>Leymus arenarius</i>)
Vegetation structure: negative indicator species	Percentage Cover	Negative indicator species (including non-native species) to represent less than 5% cover
Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] (Restore the favourable conservation condition)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island – 2.20ha; South Bull – 0.97ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Vegetation composition: plant health of dune grasses	Percentage Cover	95% of marram grass (<i>Ammophila arenaria</i>) and/or lyme-grass (<i>Leymus arenarius</i>) should be healthy (i.e. green plant parts above ground and flowering heads present)
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities dominated by marram grass (<i>Ammophila arenaria</i>) and/or lyme-grass (<i>Leymus arenarius</i>)
Vegetation structure: negative indicator species	Percentage Cover	Negative indicator species (including non-native species) to represent less than 5% cover
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] (Restore the favourable conservation condition)		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull – 40.29ha; South Bull – 64.56ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: bare ground	Percentage cover	Bare ground should not exceed 10% of fixed dune habitat, subject to natural processes
Vegetation structure: sward height	Centimetres	Maintain structural variation within sward
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain range of sub-communities with typical species listed in Delaney et. al. (2013)
Vegetation composition: negative indicator species (including <i>Hippophae rhamnoides</i>)	Percentage Cover	Negative indicator species (including non-native species) to represent less than 5% cover
Vegetation composition: scrub/trees	Percentage Cover	No more than 5% cover or under control
Humid dune slacks [2190] (Restore the favourable conservation condition)		
Habitat area	Hectares	Area increasing, subject to natural processes, including erosion and succession. For sub-sites mapped: North Bull – 3.96ha; South Bull – 9.15ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Physical structure: hydrological and flooding regime	Water table levels; groundwater fluctuations (metres)	Maintain natural hydrological regime

North Dublin Bay SAC (000206)		
Attribute	Measure	Target
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: bare ground	Percentage cover	Bare ground should not exceed 5% of dune slack habitat, with the exception of pioneer slacks which can have up to 20% bare ground
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain range of sub-communities with typical species listed in Delaney et. al. (2013)
Vegetation composition: cover of <i>Salix repens</i>	Percentage cover; centimetres	Maintain less than 40% cover of creeping willow (<i>Salix repens</i>)
Vegetation composition: negative indicator species	Percentage Cover	Negative indicator species (including non-native species) to represent less than 5% cover
Vegetation composition: scrub/trees	Percentage Cover	No more than 5% cover or under control
Petalwort (<i>Petalophyllum ralfsii</i>) [1395] (Maintain the favourable conservation condition)		
Distribution of populations	Number and geographical spread of populations	No decline
Population size	Number of individuals	No decline
Age of suitable habitat	Hectares	No decline
Hydrological conditions: soil moisture	Occurrence	Maintain hydrological conditions so that substrate is kept moist and damp throughout the year, but not subject to prolonged inundation by flooding in winter
Vegetation structure: height and cover	Centimetres and percentage	Maintain open, low vegetation with a high percentage of bryophytes (small acrocarps and liverwort turf) and bare ground

South Dublin Bay and River Tolka Estuary SPA (004024)		
Attribute	Measure	Target
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046], Oystercatcher (<i>Haematopus ostralegus</i>) [A130], Ringed Plover (<i>Charadrius hiaticula</i>) [A137], Knot (<i>Calidris canutus</i>) [A143], Sanderling (<i>Calidris alba</i>) [A144], Dunlin (<i>Calidris alpina 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] (Maintain the favourable conservation condition) Note: Grey Plover (<i>Pluvialis squatarola</i>) [A141] is proposed for removal from the list of SCI's for the site so no site specific conservation objective is included for the species		
Population Trend	Percentage Change	Long term population trend stable or increasing

South Dublin Bay and River Tolka Estuary SPA (004024)		
Attribute	Measure	Target
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing and intensity of use of areas by all of the above named species, other than that occurring from natural patterns of variation
Roseate Tern <i>Sterna dougallii</i> [A192]		
Passage population: individuals	Passage population: individuals	Passage population: individuals
Distribution: roosting areas	Distribution: roosting areas	Distribution: roosting areas
Prey biomass available	Prey biomass available	Prey biomass available
Barriers to connectivity	Barriers to connectivity	Barriers to connectivity
Disturbance at roosting site	Disturbance at roosting site	Disturbance at roosting site
Common Tern <i>Sterna hirundo</i> [A193]		
Breeding population abundance: apparently occupied nests (AONs)	Breeding population abundance: apparently occupied nests (AONs)	Breeding population abundance: apparently occupied nests (AONs)
Productivity rate: fledged young per breeding pair	Productivity rate: fledged young per breeding pair	Productivity rate: fledged young per breeding pair
Passage population: individuals	Passage population: individuals	Passage population: individuals
Distribution: breeding colonies	Distribution: breeding colonies	Distribution: breeding colonies
Distribution: roosting areas	Number; location; area (hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at breeding site	Level of impact	Human activities should occur at levels that do not adversely affect the breeding common tern population
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of common tern among the post-breeding aggregation of terns
Arctic Tern <i>Sterna paradisaea</i> [A194]		
Passage population: individuals	Number	No significant decline
Distribution: roosting areas	Number; location; area (hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of Arctic tern among the post-breeding aggregation of terns
A999 Wetlands - To maintain the favourable conservation condition of the wetland habitat		
Habitat Area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2,192ha, other than that occurring from natural patterns of variation

North Bull Island SPA (004006)		
Attribute	Measure	Target
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 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] (Maintain the favourable conservation condition)		
Population Trend	Percentage Change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing and intensity of use of areas by all of the above named species, other than that occurring from natural patterns of variation
A999 Wetlands - To maintain the favourable conservation condition of the wetland habitat		
Habitat Area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 1,713ha, other than that occurring from natural patterns of variation

Analysis of the Potential Impacts on Natura 2000 Sites.

Ventaway Limited intend to apply for a 10-year planning permission for development at a site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 KT32), 5 City Quay (D02 PC03), and 23-25 Moss Street (D02 F854).

Impacts of the proposed works

The proposed development is not within a designated conservation site. The nearest Natura 2000 site is South Dublin Bay and River Tolka Estuary SPA (1.9 km). Given the nature of the demolition and site clearance and construction works, and recognising that the proposed development site is located 15m from the River Liffey, it is considered that there is a direct hydrological pathway to South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Dublin Bay SAC, North Bull Island SPA and North-West Irish Sea SPA. Out of an abundance of caution, it is considered that there is the potential for dust and contaminated surface water runoff to enter the River Liffey during construction and operation and impact on the integrity of Natura 2000 sites located within Dublin Bay.

The potential impacts on Natura 2000 sites are seen in Table 8. The proposed demolition, clearance and construction works would impact on the existing ecology of the site and the surrounding area. In the absence of mitigation, this could lead to the transportation of dust and surface water runoff to the proximate River Liffey (15m), with the potential for downstream impacts on the integrity of Natura 2000 sites located within Dublin Bay.

Demolition, construction and operational phase mitigation measures are required on site particularly as clearance of the site is proposed which will remove all existing terrestrial habitats and in the absence of mitigation would lead to silt laden and contaminated runoff entering the River Liffey. Compliance with the Water Pollution Acts and Inland Fisheries guidance¹⁵ documentation would be seen as the primary method of ensuring no significant impact on designated conservation sites. Mitigation measures are required to ensure compliance with the Water Pollution Acts and Inland Fisheries Ireland guidance.

Ecology

The impact of the development during the demolition phase will be a loss of existing habitats and species. During the site visit no flora or terrestrial mammal species of conservation importance were recorded on site or in NPWS or NBDC records. See supporting information in Appendix I for additional information on the species and habitats found on site. No invasive species were recorded on site. As outlined in the 2021 City Quay Winter Bird Surveys and Flightline Assessments in Appendix II '11 bird species were recorded from observations made at the City Quay 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). Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, from the observers experience of regular commuting through this part of the city centre these species are not frequently encountered passing through this area. The birds move primarily from roost sites (in the case of Brent Geese for example - the North Bull) on the coast and travel west and northwest further north and east from Dublin city centre. A nearby site being surveyed in Fairview concurrently in the same period that these surveys were conducted found Brent Geese were following the Tolka river from the coast as a route to negotiate towards feeding grounds inland. This would appear to be the closest flight path to the city center identified and some distance from this site.'

It is also important to note, as outlined in the 2024 Wintering Bird Surveys, 'Flight paths over the proposed site were generally taken by birds crossing over the northern, lower portion of the site while navigating along the quay-side of buildings along the river before continuing on along the quay side of buildings. Flights over the main body of the site appeared to be taken due to the lower nature of the on-site structures in the north compared to the surrounding area. It is likely that in the presence of structures on the proposed site of the same or higher altitude of adjacent buildings, alternative routes within the vicinity of the proposed site would be taken will minimal diversion and energetic expenditure. Following mitigation measures, it is not anticipated that the

¹⁵ <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>

construction or operation of the proposed development will result in negative impacts on flights by species listed as Qualifying Interests of nearby SPAs or on the BoCCI status of bird species present in the surrounding area.'

Mitigation measures will be implemented in relation to potential for bird strikes in the form of ceramic fritted glass on the twelfth and thirteenth floor corner windows, at the quayside of buildings.

Mitigation Measures

Mitigation measures to prevent significant impacts on downstream Natura 2000 sites are outlined in Table 9. These measures include the measures outlined in the Outline Construction Environmental Management Plan and associated Chapters in the accompanying EIAR including Water/Hydrology.

Table 8. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site	Qualifying Interests	Potential for Adverse Effects
South Dublin Bay SAC	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]	Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the River Liffey with potential for downstream impacts on South Dublin Bay SAC. The habitats of conservation interest of this SAC are not on site. However, the range of the species that are of conservational interest may extend into the proposed development site, and are located downstream of the proposed works. Demolition works have the potential for downstream impacts on aquatic biodiversity through the introduction of silt and petrochemicals. Existing drainage networks on site, surface water runoff, haulage, storage of topsoil or works in the vicinity of the drainage networks on onsite could lead to dust, hazardous material, soil or silt laden runoff entering adjacent river. Surface water runoff on site during demolition may lead to silt or contaminated materials from site entering the River Liffey with downstream impacts on the SAC. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or in adjacent watercourses. Impacts on the SAC from upstream sources have the potential to directly impact on the qualifying interests of the SAC in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests: • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Embryonic shifting dunes [2110] Mitigation measures are required to remove the potential of impacts on the SAC from direct pathways via the River Liffey.
North Dublin Bay SAC	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]	Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the River Liffey with potential for downstream impacts on North Dublin Bay SAC. The habitats of conservation interest of this SAC are not on site. However, the range of the species that are of conservational interest may extend into the proposed development site, and are located downstream of the proposed works. Demolition works have the potential for downstream impacts on aquatic biodiversity through the introduction of silt and petrochemicals. Existing drainage networks on site, surface water runoff, haulage, storage of topsoil or works in the vicinity of the drainage networks on onsite could lead to dust, hazardous material, soil or silt laden runoff entering adjacent river. Surface water runoff on site during demolition may lead to silt or contaminated materials from site entering the River Liffey with downstream impacts on the SAC. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of

Table 8. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site	Qualifying Interests	Potential for Adverse Effects
	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]	plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or in adjacent watercourses. Impacts on the SAC from upstream sources have the potential to directly impact on the qualifying interests of the SAC in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests: • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<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] Mitigation measures are required to remove the potential of impacts on the SAC from direct pathways via the River Liffey.
South Dublin Bay and River Tolka Estuary SPA	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]	Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the River Liffey with potential for downstream impacts on South Dublin Bay and River Tolka Estuary SPA. The habitats of conservation interest of this SPA are not on site. However, the range of the species that are conservation interests would potentially be downstream of the proposed works. Demolition works have the potential for downstream impacts on aquatic biodiversity through the introduction of silt and petrochemicals. Existing drainage networks on site, surface water runoff, haulage, storage of topsoil or works in the vicinity of the drainage networks on onsite could lead to dust, hazardous material, soil or silt laden runoff entering adjacent river. Surface water runoff on site during demolition may lead to silt or contaminated materials from site entering the River Liffey with downstream impacts on the SAC. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or in adjacent watercourses. Impacts on the SPA from upstream sources have the potential to directly impact on the qualifying interests of the SPA in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests:

Table 8. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site	Qualifying Interests	Potential for Adverse Effects
	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]	• 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] Mitigation measures are required to remove the potential of impacts on the SPA from direct pathways via the River Liffey.
North Bull Island SPA	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]	Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the River Liffey with potential for downstream impacts on North Bull Island SPA. The habitats of conservation interest of this SPA are not on site. However, the range of the species that are conservation interests would potentially be downstream of the proposed works. Demolition works have the potential for downstream impacts on aquatic biodiversity through the introduction of silt and petrochemicals. Existing drainage networks on site, surface water runoff, haulage, storage of topsoil or works in the vicinity of the drainage networks on onsite could lead to dust, hazardous material, soil or silt laden runoff entering adjacent river. Surface water runoff on site during demolition may lead to silt or contaminated materials from site entering the River Liffey with downstream impacts on the SAC. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or in adjacent watercourses. Impacts on the SPA from upstream sources have the potential to directly impact on the qualifying interests of the SPA in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests:

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Table 8. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site	Qualifying Interests	Potential for Adverse Effects
	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]	• 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] Mitigation measures are required to remove the potential of impacts on the SPA from direct pathways via the drainage ditch on site.

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Table 9. Mitigation measures

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
South Dublin Bay SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA North-West Irish Sea SPA	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on the aquatic environment, aquatic species and qualifying interests.	Biodiversity (Chapter 8 of the EIAR) As outlined in the accompanying Biodiversity Chapter of the accompanying EIAR (Chapter 6) the following mitigation will be implemented: '6.7.1 Demolition/Construction Phase • A project ecologist will be appointed and consulted in relation to all onsite drainage during works. Consultation with the project ecologist will not involve the formulation of new mitigation measures for the purposes of protecting any European Site, and relate only to the implementation of those mitigation measures already stated in the submission or the formulation of mitigation for other purposes. • All demolition and site clearance works methodologies will have prior approval of a project ecologist. • Staging of project will be carried out to reduce risks or onsite drainage and the River Liffey and subject to the approval of a project ecologist. • Upon lifting of the concrete slab/hard standing and removal the building on site, the soils will be will be assessed for contamination prior to any site discharge. • Local drainage connections, gullies and watercourses will be protected from dust, silt and surface water throughout the works.

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		• All onsite drainage network connections will be blanked off and sealed at the first phase of the demolition works. • There will be no entry of solids or petrochemicals to the drainage network during the works • The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained. • Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis. • Demolition works should be carried outside of bird nesting season (March 1st -31st August). Should this not be possible, a pre-works check by a qualified ecologist should be undertaken to ensure nesting birds are absent. This would include nesting gulls on buildings if present. 6.7.2 Operational Phase Standard operational mitigation measures as outlined in the engineering report will be in place to protect surface water networks from pollution.' Hydrology (Chapter 6 of the EIAR) As outlined in the accompanying Hydrology Chapter of the accompanying EIAR (Chapter 8) the following mitigation will be implemented: 6.7.1 Construction Phase During the construction phase, mitigation measures have been applied for the following potential impacts: • Increased runoff and sediment loading • Fuel and Chemical Handling These mitigation measures will ensure that no contaminated runoff or untreated wastewater will enter any watercourses during construction of the proposed development. An outline Construction Environmental Management Plan (CEMP) has been submitted as part of this application. Prior to commencement of construction the CEMP will be updated and finalised to incorporate any conditions imposed by the competent authority. The outline CEMP incorporates the mitigation measures outlined above as they relate to the construction phase. As a minimum, the CEMP will be formulated in consideration of the standard best international practice including but not limited to: • CIRIA, (2001), Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors • Construction Industry Research and Information Association (CIRIA) Environmental Good Practice on Site (C650), 2005 • BPGCS005, Oil Storage Guidelines. • Eastern Regional Fisheries Board, (2006), Fisheries Protection Guidelines: Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites. • CIRIA 697, The SUDS Manual, 2007. • UK Pollution Prevention Guidelines (PPG) UK Environment Agency, 2004

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<u>Management of sediment loading and water quality</u> <i>During the construction phase, any drains carrying a high sediment load will be discharged via a settling pond and/or filter strip prior to discharge. An overflow weir shall be built into the settling pond which shall accommodate overland flow. No concrete batching facility will be required at the site. All concrete will be brought to site by truck. Wet concrete operations will be contained within the site boundary of the proposed development. A suitable risk assessment for wet concreting will be completed prior to works being carried out which will include measures to prevent discharge of alkaline wastewaters or contaminated storm water to groundwater.</i> <i>The generation of runoff from stockpiles of soils, excavated during construction, will be prevented from entering watercourses by diverting runoff for settlement and once completed via the surface water retention pond on site, and removing the material off-site as soon as possible to designated storage areas.</i> <u>Fuel and Chemical Handling</u> <i>The following mitigation measures will be taken at the construction stage in order to prevent any spillages of fuels and prevent any resulting impacts to surface water systems;</i> • <i>Designation of a bunded refuelling areas on the site;</i> • <i>Provision of spill kit facilities across the site;</i> • <i>Where mobile fuel bowsers are used the following measures will be taken:</i> - o <i>Any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;</i> - o <i>The pump or valve will be fitted with a lock and will be secured when not in use;</i> - o <i>All bowsers will carry a spill kit and operatives must have spill response training; and</i> - o <i>Portable generators or similar fuel containing equipment will be placed on suitable drip trays.</i> <i>In the case of drummed fuel or other potentially polluting substances which may be used during construction the following measures will be adopted:</i> • <i>Secure storage of all containers that contain potential polluting substances in a dedicated internally bunded chemical storage cabinet unit or inside a concrete bunded areas;</i> • <i>Clear labelling of containers so that appropriate remedial measures can be taken in the event of a spillage;</i> • <i>All drums to be quality approved and manufactured to a recognised standard;</i> • <i>If drums are to be moved around the site, they should be done so secured and on spill pallets; and</i> • <i>Drums to be loaded and unloaded by competent and trained personnel using appropriate equipment.</i> <i>All contractors will be required to implement mitigation measures included in the CEMP.</i> <i>All ready-mixed concrete will be brought to site by truck. A suitable risk assessment for wet concreting will be completed prior to works being carried out which will include measures to prevent discharge of alkaline waste waters or contaminated storm water to the underlying subsoil. Wash-down and washout of concrete transporting vehicles will take place at an appropriate facility offsite.</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		6.7.2 Operational Phase <i>During operation the site will operate in compliance with the requirements of an Irish Water (IW) licence for discharge to sewer. The following containment measures are included within the design to reduce potential for environmental impact.</i> <u>Surface Water Drainage</u> <i>The proposed development will provide a significant improvement to the local drainage catchment as it is proposed to provide full attenuation for increase in hardstand area in compliance with the requirements of the Greater Dublin Strategic Drainage Study.</i> <i>A number of measures will be put in place to minimise the likelihood of any spills entering the water environment to include the design of the car park, and on-site speed restrictions.</i> <i>A flood risk assessment was undertaken in accordance with the OPW's 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', November 2009. Refer to Section 8.3.7 Flooding above for the findings of the flood risk assessment. The Flood Risk Assessment for the proposed development can be found as Appendix 8.2 at the end of this report.</i> <u>Foul Water</u> <i>The proposed development will operate within the requirements of the licence issued.</i> <u>Water Supply</u> <i>Flow monitoring for the purpose of billing and leakage monitoring shall be installed at the interface of the public and private mains. The detail of the meter and enclosure required shall be agreed with the water authority in advance of construction.'</i> Land, Soils, Geology and Hydrogeology (Chapter 5) of the EIAR) <i>As outlined in the accompanying Land, Soils, Geology and Hydrogeology Chapter of the accompanying EIAR (Chapter 8) the following mitigation will be implemented:</i> '5.7.1 Construction Phase <i>Construction Environmental Management Plan</i> <i>7.105 A project-specific Outline Construction and Environmental Management Plan (CEMP) has been established by CS Consulting submitted as part of this planning application. Prior to commencement of construction this CEMP will be updated and will be maintained by the contractors during the construction and operational phases. The CEMP will cover all potentially polluting activities and include an emergency response procedure. All personnel working on the site will be trained in the implementation of the procedures.</i> <i>Soil handling, Removal and Compaction</i> <i>Soil sampling (three samples) was carried out at the site and the soil was considered hazardous due to elevated concentrations of lead and zinc. Further soil sampling and testing will be required should any soils be required to be removed from site. Any soils to be removed from site will be disposed of by a licenced contractor to a licenced facility.</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>Temporary storage of soil will be carefully managed in such a way as to prevent any potential negative impact on the receiving environment and the material will be stored away from any surface water drains. Movement of material will be minimised in order to reduce degradation of soil structure and generation of dust.</i> <i>Basement Assessment</i> <i>The following mitigation measures will be included in the design to protect water quality:</i> <i>Any minor ingress of groundwater and collected rainfall in the excavation will be pumped out during construction. It is proposed that the water be discharged via the existing stormwater sewer network. The use of slit traps and an oil interceptor (if required) will be adopted if monitoring indicates the requirements for the same with no silt or contaminated water permitted to discharge to the sewer.</i> <i>Where feasible all ready-mixed concrete will be brought to site by truck. A suitable risk assessment for wet concreting will be completed prior to works being carried out which will include measures to prevent discharge of alkaline wastewaters or contaminated storm water to the underlying subsoil. Wash down and washout of concrete transporting vehicles will take place at an appropriate facility offsite.</i> <i>An Outline Construction and Environmental Management Plan (CEMP) has been prepared by CS Consulting Engineers as part of the planning application. Prior to commencement of construction the appropriate contractor will produce a detailed CEMP which will include management of any collected water.</i> <i>Appropriate instrumentation will be installed to monitor wall and ground movements during construction. The predictions of ground movement based on the ground movement analysis should be checked by monitoring the basement wall. The monitoring will include the installation of inclinometers in the basement wall elements so the pattern of wall behaviour can be reviewed with predicted values and due to the presence of residential dwellings and protected structures close to the site boundary. Contingency measures will be implemented if movements of the adjacent structures exceed predefined trigger levels.</i> <i>In cases where vibration from construction methods could potentially damage sensitive neighbouring buildings and structures vibration monitors are to be installed. Contingency measures will be implemented if monitored vibrations exceed predefined trigger levels.</i> <i>It is considered that there is a low risk of inflow during construction works due to the installation of piles into bedrock prior to excavation works on the basement.</i> <i>The proposed basement will have no long-term impact on water levels in the overburden or underlying aquifer and no impact on the current water body status. The bedrock water table will not be affected by the excavation works. Temporary dewatering of</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>the perched water table within the clayey deposits to facilitate excavation works is expected to be minor and it will have a temporary local impact only.</i> <i>The basement will need to be fully waterproofed to ensure no groundwater enters the finished basement.</i> <i>Management of any collected rainwater and any groundwater seepage during basement excavations will be pumped to existing sewers (following appropriate treatment) in agreement with the regulatory authority.</i> <u><i>Fuel and Chemical Handling</i></u> <i>All oils, solvents and paints used during construction will be stored within temporary bunded areas; these areas shall be bunded to a volume of 110% of the capacity of the largest tank/container.</i> <i>To minimise any impact on the underlying subsurface strata from material spillages, all oils, solvents, and paints used during construction will be stored within temporary bunded areas. Oil and fuel storage tanks shall be stored in designated areas. Oil storage tanks should have secondary containment provided by means of an above ground bund to capture any oil leakage irrespective of whether it rises from leakage of the tank itself or from associated equipment such as filling and off-take points, sighting gauges etc., all of which should be located within the bund. Bund specification should conform to the current best practice for oil storage (Enterprise Ireland BPGC5005).</i> <i>Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles, will take place in a designated area (or where possible off the site) which will be away from surface water gulleys or drains. In the event of a machine requiring refuelling outside of this area, fuel will be transported in a mobile double skinned tank. An adequate supply of spill kits and hydrocarbon adsorbent packs will be stored in this area. All relevant personnel will be fully trained in the use of this equipment. Guidelines such as "Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors" (CIRIA 532, 2001) will be complied with.</i> <i>All ready-mixed concrete will be brought to site by truck. A suitable risk assessment for wet concreting will be completed prior to works being carried out which will include measures to prevent discharge of alkaline wastewaters or contaminated storm water to the underlying subsoil. The pouring of concrete will take place within a designated area using a geosynthetic material to prevent concrete runoff into the soil/groundwater media. Wash down and washout of concrete transporting vehicles will take place at an appropriate facility offsite.</i> <i>Pouring of concrete should be carried out in the dry and allowed to cure. Mixer washings and excess concrete should not be discharged to surface water. Implementation of comprehensive and strict site housekeeping measures to isolate concrete from local surface waters is essential.</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>In the case of drummed fuel or other chemical which may be used during construction containers will be stored in a dedicated internally banded chemical storage cabinet and labelled clearly to allow appropriate remedial action in the event of a spillage.</i> 5.7.2 Operational Phase <i>During operation measures there is no requirement for bulk fuels. There is also no requirement for discharge to ground and no requirement for abstraction of groundwater. An environmental management plan will apply to the development during the operational phase incorporating mitigation measures and emergency response measures.'</i> Air Quality (Chapter 8 of the EIAR) As outlined in the accompanying Air Quality Chapter of the accompanying EIAR (Chapter 8) the following mitigation will be implemented: 'Air Quality <i>Implementation of the best practice air quality mitigation measures specified in DCC's Air Quality Monitoring & Noise Control Units Good Practice Guide for Construction and Demolition</i> Communications <i>Develop and implement a stakeholder communications plan that includes community engagement before works commence on site. Community engagement includes explaining the nature and duration of the works to local residents and businesses.</i> <i>The name and contact details of a person to contact regarding air quality and dust issues shall be displayed on the site boundary, this notice board will also include head/regional office contact details.</i> <i>A complaints register will be kept on site detailing all telephone calls and letters of complaint received in connection with dust nuisance or air quality concerns, together with details of any remedial actions carried out.</i> Site Monitoring <i>A programme of dust monitoring at site boundaries shall be implemented for the duration of the construction phase.</i> Construction & Demolition Works Mitigation <i>Avoid unnecessary vehicle movements and manoeuvring, and limit speeds on site so as to minimise the generation of airborne dust.</i> <i>Use of rubble chutes and receptor skips during construction activities.</i> <i>During dry periods, dust emissions from heavily trafficked locations (on and off site) will be controlled by spraying surfaces with water and wetting agents.</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		• <i>Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic only.</i> • <i>Re-suspension in the air of spillages material from trucks entering or leaving the site will be prevented by limiting the speed of vehicles within the site to 10kmh and by use of a mechanical road sweeper.</i> • <i>The overloading of tipper trucks exiting the site shall not be permitted.</i> • <i>Aggregates will be transported to and from the site in covered trucks.</i> • <i>Where the likelihood of windblown fugitive dust emissions is high and during dry weather conditions, dusty site surfaces will be sprayed by a mobile tanker bowser.</i> • <i>Wetting agents shall be utilised to provide a more effective surface wetting procedure.</i> • <i>Exhaust emissions from vehicles operating within the construction site, including trucks, excavators, diesel generators or other plant equipment, will be controlled by the contractor by ensuring that emissions from vehicles are minimised by routine servicing of vehicles and plant, rather than just following breakdowns; the positioning of exhausts at a height to ensure adequate local dispersal of emissions, the avoidance of engines running unnecessarily and the use of low emission fuels.</i> • <i>All plant not in operation shall be turned off and idling engines shall not be permitted for excessive periods.</i> • <i>Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods.</i> • <i>Material stockpiles containing fine or dusty elements including top soils shall be covered with tarpaulins.</i> • <i>Where drilling or pavement cutting, grinding or similar types of stone finishing operations are taking place, measures to control dust emissions will be used to prevent unnecessary dust emissions by the erection of wind breaks or barriers. All concrete cutting equipment shall be fitted with a water dampening system.</i> Climate • <i>Implementation of the site-specific Resource and Construction Waste Management Plan which defines how the reuse and recycling of materials shall be maximised.</i> • <i>Prevention of site plant and machinery engines idling.</i> • <i>Ensure all plant and machinery are well maintained.</i> • <i>Minimising damage to site construction materials by correct storage and management thus preventing waste being generated.'</i> Outline Construction Management Plan An Outline Construction Management Plan has been prepared by CS Engineering to accompany this planning application. This report outlines the following: <u>Air Quality and Dust Monitoring</u>

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		<i>Dust prevention measures shall be included for control of any site airborne particulate pollution. The Contractor shall continuously monitor levels of dust and airborne particulate matter (PM10 and PM2.5) in the vicinity of the site throughout demolition and construction works, in accordance with planning conditions, and records shall be kept of such monitoring for review by the Planning Authority. There are currently no national or European Union standards of air quality with which levels of dust deposition can be compared. The minimum criteria to be maintained shall be in accordance with the German Standard Method for determination of dust deposition rate, VDI 2129, which is a maximum deposition of 350mg/m²/day, as measured using Bergerhoff-type dust deposit gauges.</i> <i>The most significant potential sources of dust and airborne particulate matter due to works on site are:</i> <i>Excavation and rock breaking</i> <i>Vehicle movements</i> <i>Loading, unloading, and distribution of materials</i> <i>Appropriate water-based dust suppression methods (e.g. a 'Dust Boss' spray cannon machine) will be employed by the Contractor to contain dust on site and ensure that the maximum permissible dust deposition threshold is not exceeded. These systems will be closely monitored by site management personnel, particularly during extended dry periods when dust dispersal risk is higher. The following additional measures are to be taken to reduce the generation of dust during works on site:</i> <i>Excavation and construction techniques with reduced dust generation potential shall be preferred.</i> <i>Tools and machinery generating dust (e.g. drills) shall be fitted with dust-collection systems where possible.</i> <i>Any internal site road that has the potential to give rise to fugitive dust will be regularly watered during dry and/or windy conditions.</i> <i>Unbound internal site roads will be restricted to essential site traffic.</i> <i>Vehicles delivering or removing material with dust potential (soil, aggregates, etc.) will be enclosed or covered with tarpaulin at all times, to restrict the escape of dust.</i> <i>Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods.</i> <i>Air Quality and Climate Mitigation Measures during Construction and Demolition Works</i> <i>Avoid unnecessary vehicle movements and manoeuvring, and limit speeds on site so as to minimise the generation of airborne dust.</i> <i>Use of rubble chutes and receptor skips during construction activities.</i> <i>During dry periods, dust emissions from heavily trafficked locations (on and off site) will be controlled by spraying surfaces with water and wetting agents.</i> <i>Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic only.</i> <i>Re-suspension in the air of spillages material from trucks entering or leaving the site will be prevented by limiting the speed of vehicles within the site to 10kmh and by use of a mechanical road sweeper.</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		• The overloading of tipper trucks exiting the site shall not be permitted. • Aggregates will be transported to and from the site in covered trucks. • Where the likelihood of windblown fugitive dust emissions is high and during dry weather conditions, dusty site surfaces will be sprayed by a mobile tanker bowser. • Wetting agents shall be utilised to provide a more effective surface wetting procedure. • Exhaust emissions from vehicles operating within the construction site, including trucks, excavators, diesel generators or other plant equipment, will be controlled by the contractor by ensuring that emissions from vehicles are minimised by routine servicing of vehicles and plant, rather than just following breakdowns; the positioning of exhausts at a height to ensure adequate local dispersal of emissions, the avoidance of engines running unnecessarily and the use of low emission fuels. • All plant not in operation shall be turned off and idling engines shall not be permitted for excessive periods. • Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods. • Material stockpiles containing fine or dusty elements including top soils shall be covered with tarpaulins. • Where drilling or pavement cutting, grinding or similar types of stone finishing operations are taking place, measures to control dust emissions will be used to prevent unnecessary dust emissions by the erection of wind breaks or barriers. All concrete cutting equipment shall be fitted with a water dampening system. <i>Migrating Dust and Dirt Pollution</i> <i>The Contractor will ensure that all construction vehicles that exist the site onto the public roads will not transport dust and dirt to pollute the external roadways. This will be achieved through a combination of the following measures:</i> • Ensuring construction vehicles have a clean surface to travel on within the site (i.e. haul road). • Providing a full body self-contained wheel wash system, constructed and located within the site confines. • Ensuring an appropriate secondary wheel or road washing facility is provided as and when required throughout the various stages of construction on site. If conditions require it, a manned power washer shall be put in place to assist the wheel wash system. <i>Self-contained vehicle wheel wash systems are equipped with automated high-pressure hoses directed onto vehicle wheels, chassis and undersides. Side baffles prevent the dispersal of washed dirt, and an inbuilt reservoir collects all runoff from the wheel wash system. Water is filtered and recirculated within the system, reducing water usage. All washed solids are segregated by settlement and are either reused on site or removed and disposed of in the same manner as other spoil material.</i> <u><i>Harmful Materials</i></u>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>Harmful material will be stored on site for use in connection with the construction works only. These materials will be stored in a controlled manner. Where on-site storage facilities are used, there will be a bunded filling area using double bunded steel tank at a minimum</i> <u><i>Contaminated soil</i></u> <i>If any contaminated material is encountered, it will need to be segregated from clean/inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled 'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous' using the HazWasteOnline application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous or hazardous in accordance with the EC Council Decision 2003/33/EC, which establishes the criteria for the acceptance of waste at landfills.</i> <u><i>Fuels/oils</i></u> <i>As fuels and oils are classed as hazardous materials, any on-site storage of fuel/oil, all storage tanks and all draw-off points will be bunded and located in a dedicated, secure area of the site. Provided that these requirements are adhered to and site crew are trained in the appropriate refueling techniques, it is not expected that there will be any fuel/oil wastage at the site.</i> <u><i>Other known hazardous substances</i></u> <i>Paints, glues, adhesives and other known hazardous substances will be stored in designated areas. They will generally be present in small volumes only and associated waste volumes generated will be kept to a minimum. Wastes will be stored in appropriate receptacles pending collection by an authorised waste contractor. In addition, WEEE (containing Construction and Demolition Waste Management Plan 11 hazardous components), printer toner/cartridges, batteries (Lead, Ni-Cd or Mercury) and/or fluorescent tubes and other mercury containing waste may be generated during construction activities. These wastes (if encountered) will be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor.</i> <i>In the event that hazardous soil, or historically deposited hazardous waste is encountered during the work, the Contractor must notify the Environment and Transportation Department of Dublin City Council, and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant control measures, destination for authorised disposal/treatment, in addition to information on the authorised waste collectors.</i> 4.5 Protection of Watercourses <i>The following measures will be employed to protect surface water in the receiving environment during demolition and construction, and to prevent its contamination by direct run-off or by infiltration from the development site. These have been developed in accordance with best practice guidance from Inland Fisheries Ireland (2016).</i>

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>Emergency Response Plan</i> An Emergency Response Plan shall be prepared, which details the procedures to be followed in the event of flooding, a spill of chemical, fuel or other hazardous wastes, a fire, or non-compliance incident. All site staff shall be trained in the implementation of the Emergency Response Plan and the use of any spill control equipment, as necessary. <i>4.5.2 Discharge licenses</i> It will not be permitted to discharge into any newly constructed storm water systems or existing watercourse without adhering to the conditions of the discharge licence and agreeing the same with the Design Team, Site Manager and Local Authority Area Engineer. Any discharge will first pass through an appropriately-designed silt trap so that only silt-free water leaves the site. <i>4.5.3 Over ground oil/diesel storage</i> Only approved storage systems for oil/diesel within the site will be permitted, (i.e. all oil/diesel storage to be located within a designated area placed well away from any watercourses and contained within constructed bunded areas e.g. placed on 150mm concrete slab with the perimeter constructed with 225mm solid blockwork rendered internally). The bunded area will accommodate the relevant oil/diesel storage capacity in case of accidental spillage. Fuel storage tanks shall be bunded to a capacity at least 110% of the volume of the storage tank (plus an allowance of 30mm for rainwater ingress). Any accidental spillages – however minor – will be dealt with immediately on site by containment/removal from site. Emergency procedures and spillage kits shall be available and construction staff shall be familiar with emergency procedures. <u>Refuelling</u> Refuelling operations will be restricted to a designated bunded area adjacent to the storage area and remote from watercourses. <u>Concrete preparation, placement, and washout</u> Pumped concrete shall be monitored to ensure no accidental discharge. Mixer washings and excess concrete shall not be discharged to surface water. Concrete washout areas shall be located remote from any surface water drainage features to avoid accidental discharge to watercourses. All concrete truck washout is to take place back in the ready-mix depot. Discharge water generated during the placement of concrete shall be removed off site for treatment and disposal. If pouring of cementitious materials is required for the works adjacent to a pond, surface water drainage features, or drainage features connected to same, this shall be carried out in the dry. <u>Soil movement</u> The contractor shall avoid work involving moving of soil during heavy rainfall to minimise potential for entrainment of silt. Where forecasts indicate heavy rainfall events, works should be rescheduled accordingly. Temporary construction surface drainage and sediment control measures will be in place before earthworks commence. As per subsection 4.4.2, only silt-free water will be permitted to leave the site. <u>Groundwater management</u> Contaminated groundwater, if encountered on site, could result in contaminated waters being discharged from the construction site. Any such contaminated waters shall be treated using best practice and appropriate measures/controls dependent on the

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
		<i>nature of the contamination, prior to discharge to the public drainage network. There shall be no direct pumping of contaminated water from the works to the public drainage at any time.</i> <u><i>Disposal of wastewater off site</i></u> <i>Foul drainage from site offices and compounds, where not directed to the existing wastewater network, shall be contained and disposed of off-site in an appropriate manner and in accordance with the relevant statutory regulations, to prevent the pollution of watercourses.</i> <i>The Site Management Team will maintain a record of all receipts for the removal of toilet or interceptor waste off site to insure its disposal in a traceable manner. These will be available for inspection by the Environment and Transportation Department of DCC at all times.</i>

Adverse Effects on the conservation objectives of Natura 2000 sites likely to occur from the project (post mitigation)

A robust series of mitigation measures are proposed. These would ensure that surface water runoff from the proposed works site is clean, uncontaminated and that dust from the works would not significantly impact on the River Liffey. It should be noted that the early implementation of ecological supervision on site will be at the initial mobilisation and enabling works. This is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation strategies.

With the successful implementation of the mitigation measures to limit surface water impacts on the River Liffey, including mitigation/supervision, no significant impacts are foreseen from the demolition and site clearance works of the proposed project. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed works and would not impact on the integrity of proximate Natura 2000 sites.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, and North-West Irish Sea SPA through the application of the standard demolition phase controls as outlined above. In particular, the mitigation measures to ensure compliance with Water Pollution Acts, Inland Fisheries Ireland guidance and to prevent silt and pollution entering the River Liffey will satisfactorily address the potential impacts on downstream biodiversity and Natura 2000 sites within Dublin Bay. No significant adverse impacts on the conservation objectives of Natura 2000 sites are likely following the implementation of the mitigation measures outlined above.

It is essential that these measures outlined are complied with, to ensure that the proposed development does not have “downstream” environmental impacts. These measures are to protect the surface water, which is the primary vector of impacts from the site, and to ensure that it is not impacted during demolition and site clearance works.

Conclusion

In a strict application of the precautionary principle, it has been concluded that significant effects on the integrity of South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea SPA are likely from the proposed works in the absence of mitigation measures, primarily as a result of direct hydrological connection to the site via dust and surface water runoff to the River Liffey and the potential for a pollution event given the presence of hazardous waste materials on-site. For this reason, an NIS was carried out to assess whether the proposed project, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European Site. All other Natura 2000 sites were screened out at initial screening.

Demolition works will create localised light and noise disturbance that will not impact on Natura 2000 sites. Mitigation measures must be in place to ensure that there are no significant impacts on the surface water that leads to Dublin Bay.

Following the implementation of the mitigation measures outlined, the demolition, construction works and operation of the proposed development would not be deemed to have a significant impact on the River Liffey which is seen as a direct pathway to four Natura 2000 sites. No significant adverse effects are likely on Natura 2000 sites, alone in combination with other plans and projects based on the implementation of mitigation measures.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines 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 or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.

Data used for the AA Screening/NIS Assessment

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 ESRI terrain maps and satellite imagery. Several site visits were carried out, including wintering bird and flightline assessments to determine if the site or project contained possible threats to a Natura 2000 site or any Natura 2000 species or habitats. An EIAR accompanies this AA Screening and NIS.

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
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
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
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
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
7. The Status of EU Protected Habitats and Species in Ireland.
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 (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
17. 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.
18. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2021) Conservation objectives for Dalkey Islands SPA [004172]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
21. NPWS (2021) Conservation objectives for Howth Head Coast SPA [004113]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
22. NPWS (2021) Conservation objectives for Ireland's Eye SPA [004117]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
23. NPWS (2021) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
24. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

Appendix I Habitats and Species on site.

The field surveys were carried out by Bryan Deegan (MCIEEM) on the 9th & 21st September 2021 and updated on 30th September 2024. Habitats within the proposed development site were classified according to Fossitt (2000) (Figure A1) and the species noted within each habitat are described. Wintering bird and flightline assessments were carried out by Hugh Delaney (ornithologist) on the 14th and 27th December 2021 and Frank Spellman (Altamar) on the 6th and 11th November 2024. Bat surveys, that included an internal and external examination of the buildings on site were carried out on the 9th & 21st September 2021 and 30th September 2024. Habitats within the proposed site outline were classified according to Fossitt (2000) (Figure A1):

BL3 Buildings and artificial surfaces

A derelict building (Plate 1) with a single small outbuilding is present on site. In addition, there is a large car park to the rear which consists of hard standing and is in active use. As is seen in Appendix II a bat emergent survey was carried out in the vicinity of these buildings and no bats were observed within or emerging from buildings on site. No species of conservation importance were noted associated with the Buildings and artificial surfaces.

Species on site included thistles (*Cirsium arvense*, *C. vulgare*), creeping buttercup (*Ranunculus repens*), dandelion (*Taraxacum spp.*), docks (*Rumex spp.*), daisy (*Bellis perennis*), clover (*Trifolium repens*), plantains (*Plantago spp.*), nettle (*Urtica dioica*), ivy (*Hedera helix*), red valerian (*Centranthus ruber*), bramble (*Rubus fruticosus*), butterfly-bush (*Buddleja davidii*) and rosebay willowherb (*Chamaenerion angustifolium*). No species of conservation importance or invasive species were noted.





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

Bats

There is no evidence of a current or past bat roost in the structures on site, therefore no significant negative impacts on the roosting of these animals are expected to result from the proposed development. Foraging activity was not present.

Evaluation of Habitats

The proposed development site is on built land. No habitats of conservation significance were noted within the site outline.

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.

Invasive Plant species

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. The common lizard (*Zootoca vivipara*) or smooth newt (*Lissotriton vulgaris*) were not recorded on site. There are no features within the site boundary that could be important to Amphibians/Reptiles.

Terrestrial Mammals

The proposed development site is on built land. No badgers or badger activity was noted on site. No hedgehogs were seen during the site visit. No rare or threatened faunal species were recorded within the proposed development site based on NBDC records.

Birds

Wintering bird surveys were carried out in 2021 and 2024 to assess flightlines of birds in the vicinity of the development. No rare or bird species of conservation value were noted during the field assessment.

APPENDIX II-City Quay Winter Bird Surveys and Flightline Assessments 2021

Introduction

In December 2021 two winter bird surveys were conducted at City Quay, 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 surveys at City Quay 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 – Block situated south of Talbot Bridge (between ‘R813’ and ‘R802’ on map). Vantage point was from Talbot Bridge, which gave good elevation to view site and clear views west and east of Liffey.

Site Description

Urban site partly demolished in city center urban location to south of river Liffey.

Specific site survey methodology

Continual observations of site and surrounding area mainly from Talbot Bridge immediately to the north which afforded a good overview of the site, also observations made from City Quay and George’s Quay.

Survey results

December 14th, 2021

Sunrise- 08.33hrs/Sunset 16.06hrs. Weather – Wind F2 Southwest, Cloud 3/8, Dry, 7c, Excellent visibility. On-site 08.20hrs – 15.30hrs.

Species recorded – Herring Gull, Black-headed Gull, Lesser black-backed Gull, Feral Pigeon, Pied Wagtail, Black Guillemot, Brent Geese, Mute Swan, House Sparrow.

Observations from 08.20hrs – 12.00hrs –

Herring Gull and Black-headed Gull dominating the avifauna recorded through the morning with peak counts of 58 Herring Gull at 11.30hrs and 45 Black-headed Gull at 10.40hrs, almost all on Liffey area. Single Herring and Black-headed Gull recorded passing over the site occasionally, with most being 4 Herring over site at 10.10hrs. Small numbers of Lesser black-backed Gull (<4) in Liffey area also during morning. Feral Pigeon and Pied Wagtail noted on site structure. No target species (Brent Geese, Wader species etc.) on-site or noted passing over site.

Observations from 12.00hrs – 15.30hrs –

Peak counts of Herring Gull were 62 at 14.35hrs and Black-headed Gull 40 at 13.15hrs. Occasional birds of both species passing over the site, maximum recorded together were 5 Herring Gull and 3 Black-headed Gull flying south over the site at 15.10hrs. A flock of 40 Brent Geese were observed distantly east of vantage point on Talbot Bridge (birds were estimated to be east of the Samuel Beckett Bridge) at 13.20hrs flying north to south. Two Mute Swan flew east over vantage point on Talbot Bridge at 14.05hrs. No target species recorded on-site or passing over the site.

December 27th, 2021

Sunrise- 08.40hrs/Sunset 16.12hrs. Weather – Wind F1 East, Cloud 6/8, Dry, 6c, Excellent visibility. On-site 09.00hrs – 15.50hrs.

Species recorded – Herring Gull, Black-headed Gull, Lesser black-backed Gull, Common Gull, Feral Pigeon, Black Guillemot, Cormorant, House Sparrow, Pied Wagtail.

Observations from 09.00hrs – 12.00hrs –

Herring Gulls and Black-headed Gull dominating throughout the morning with peak counts of Herring Gull (<45) and 10.45hrs and Black-headed Gull (<24) at 11.25hrs observed from Talbot Bridge, small number of Lesser black-backed Gull (<8) also in area. Gulls recorded mostly on Liffey north of the site with occasional sightings of Herring Gull and Black-headed Gull passing over the site (2-4 at a time usual). Pied Wagtail and Feral Pigeon observed occasionally land on site structure. Black Guillemot (<5) observed further south on Liffey from Talbot Bridge, mainly east of Sean O'Casey Bridge. No other target species recorded, and no target species recorded passing over the site.

Observations from 12.00hrs – 15.30hrs –

Herring Gull numbers peaked at 55 at 13.45hrs with Black-headed Gulls peaking at 38 at 14.30hrs, most on river Liffey. Small numbers of both occasionally passing over the site, generally just 2-3 or single birds, 8 Herring Gull noted soaring over the site at 15.05hrs. Common Gull (single birds) noted on Liffey at 13.15hrs and 14.35hrs north of site. A Cormorant passed east over Talbot Bridge at 12.25hrs and 14.10hrs. Black Guillemot (<4) noted again east of Sean O'Casey bridge with two birds between Talbot and Sean O'Casey Bridge at 14.00hrs. Pied Wagtail and Feral pigeon again occasionally on-site. No other target species recorded on-site or passing over the site.

Comments and observations on the survey results

11 bird species were recorded from observations made at the City Quay 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). Results also suggest that the site is not a regular flightline path for such species like Brent Geese or other species of significant interest, from the observers experience of regular commuting through this part of the city center these species are not frequently encountered passing through this area. The birds move primarily from roost sites (in the case of Brent Geese for example - the North Bull) on the coast and travel west and northwest further north and east from Dublin city center. A nearby site being surveyed in Fairview concurrently in the same period that these surveys were conducted found Brent Geese were following the Tolka river from the coast as a route to negotiate towards feeding grounds inland. This would appear to be the closest flight path to the city center identified and some distance from this site.

Appendix III

Wintering Bird/flightline assessment 2024

Flightline surveys were carried out at the proposed site on 6th & 11th November 2024 by Frank Spellman (BSc, MSc). Frank has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. Frank has been lead ornithologist on numerous development projects within Ireland carrying out full wintering bird and breeding bird assessments.

Each survey was carried out across three hours. Weather conditions were optimal on each occasion. Flightlines of species of interest (qualifying interests of nearby SPAs, amber/red birds of conservation concern in Ireland (BoCCI), wintering bird species etc.) in the vicinity of the proposed site were mapped and their height estimated by comparison to nearby structures/features. Views were restricted due to the built-up environment of the surrounding area. Two vantage points to the north and southwest of the proposed site were utilised to provide the best views of the study area. The proposed site was also circumnavigated on each occasion to utilise all possible viewpoints surrounding the proposed site.

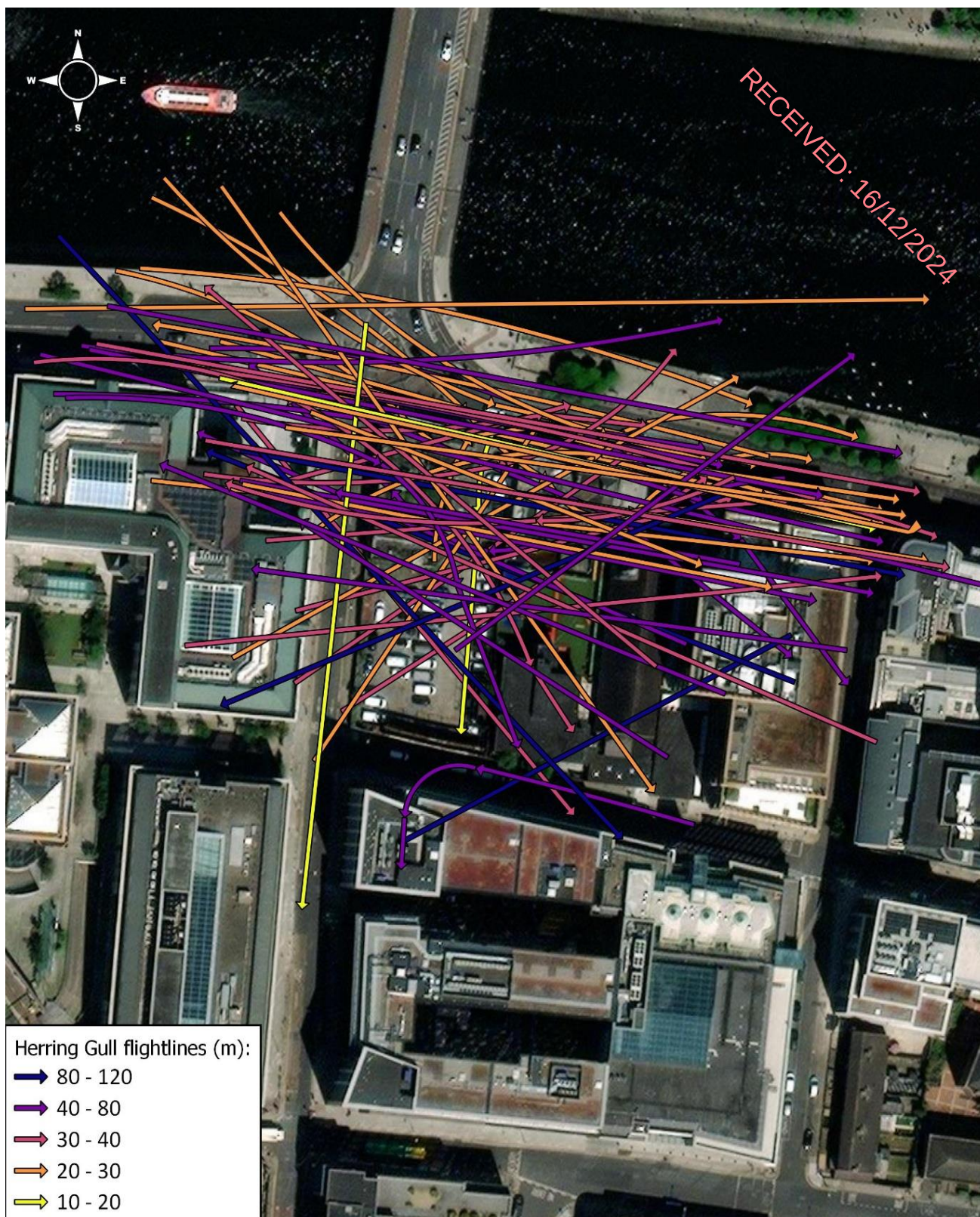
Flightlines of species recorded across the two surveys are demonstrated below. Species recorded which are considered to be conservation interests in general and specifically for sites in the vicinity of the proposed site were herring gull, black-headed gull and cormorant.

Herring gull was the dominant species observed. 65 observations of 90 individuals were recorded overall. Flight path estimates averaged 36m and ranged from 10 – 120m. The main pattern observed by flight path mapping was the tendency of this species to utilise the quay-side of the buildings along the banks of the Liffey to navigate. This was reflective of observations during surveys. A large proportion of birds flying from west to east and vice versa which crossed the proposed site appeared to do so due to the significantly lower height of structures in the north of the proposed site while flying along the quays. A significant proportion of birds which cross over the site in a general north-south direction appeared to do so for the same reason, as the existing structures in the north of the proposed site are multiple storeys lower than buildings along the south quays in the vicinity of the proposed site.

Two observations of black-headed gull were recorded of two individuals flying at an estimated 30m and 60m each. These individuals flew in an east direction along the south Quays to the north of the proposed site, similarly to a large proportion of herring gull observations.

One observation of cormorant was made of an individual flying east along the River Liffey at an estimated 20m height. The river is likely used as foraging habitat for cormorant, as well as navigating to and from foraging areas upstream and downstream towards Dublin Bay.

Flight paths over the proposed site were generally taken by birds crossing over the northern, lower portion of the site while navigating along the quay-side of buildings along the river before continuing on along the quay side of buildings. Flights over the main body of the site appeared to be taken due to the lower nature of the on-site structures in the north compared to the surrounding area. It is likely that in the presence of structures on the proposed site of the same or higher altitude of adjacent buildings, alternative routes within the vicinity of the proposed site would be taken with minimal diversion and energetic expenditure. Following mitigation measures, it is not anticipated that the construction or operation of the proposed development will result in negative impacts on flights by species listed as Qualifying Interests of nearby SPAs or on the BoCCI status of bird species present in the surrounding area.

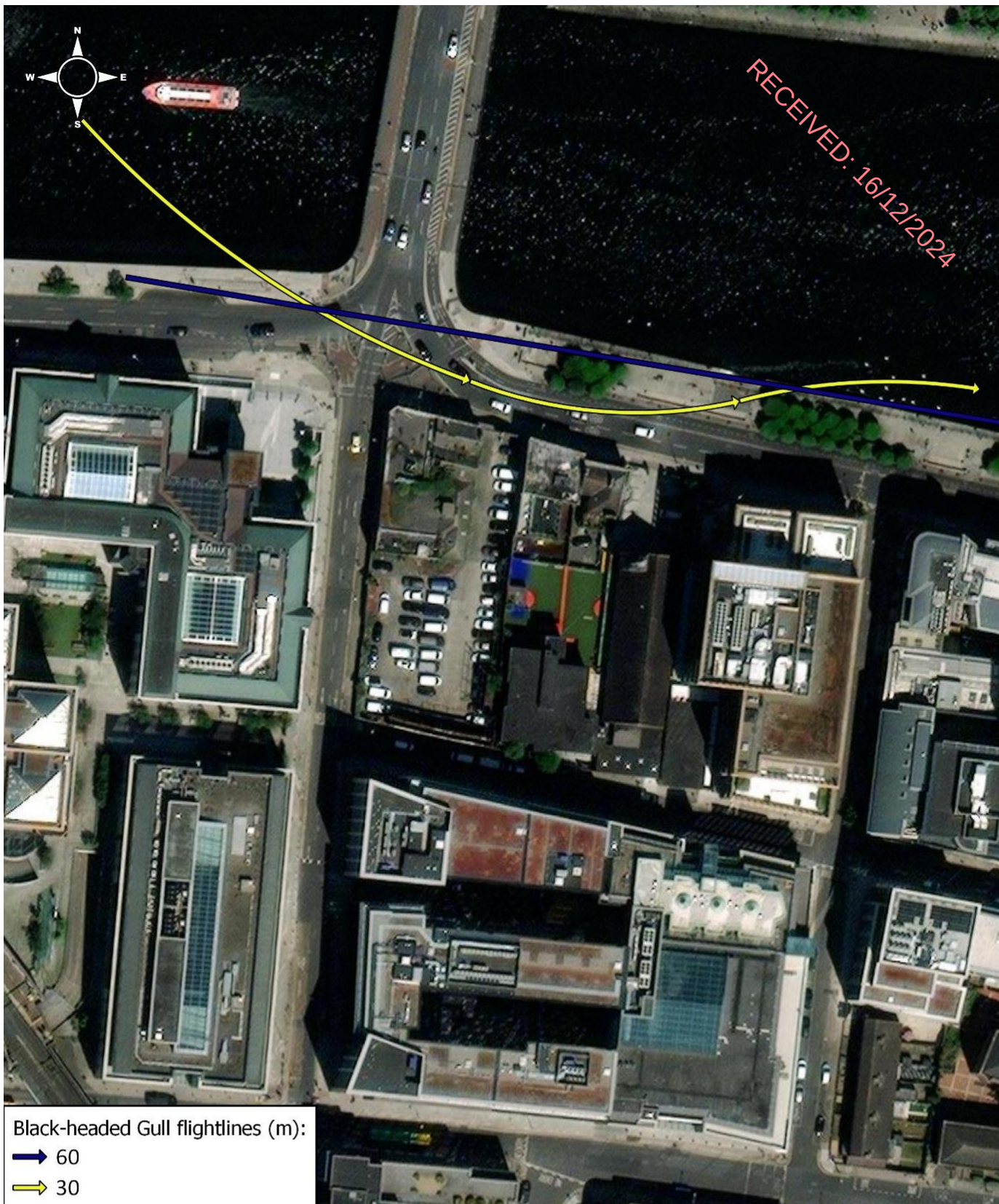


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Project: City Quay
Location: Dublin 2
Date: 20th November 2024
Drawn By: Frank Spellman (Altamar)

ALTEMAR
Marine & Environmental Consultancy

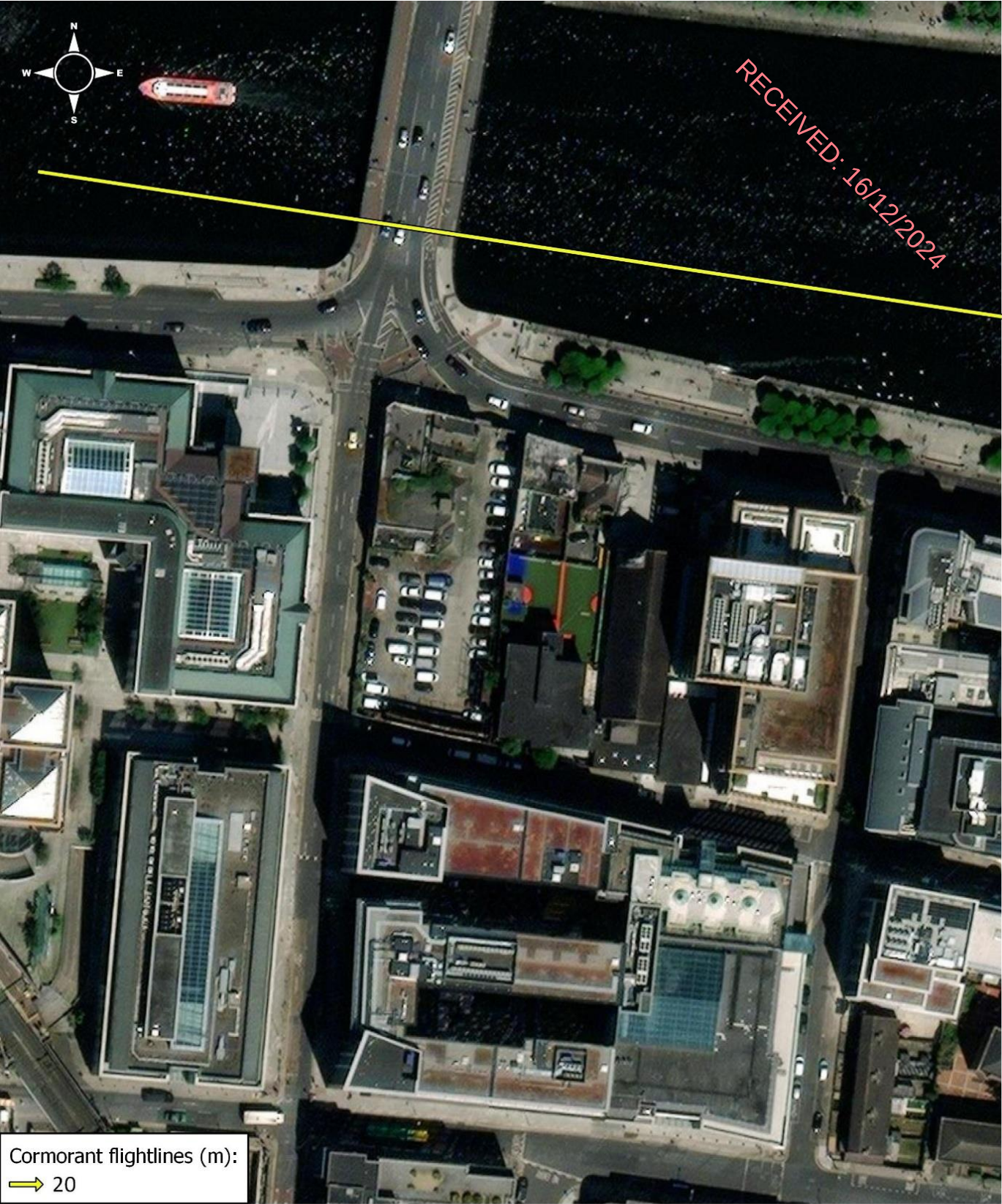




Project: City Quay
 Location: Dublin 2
 Date: 20th November 2024
 Drawn By: Frank Spellman (Altamar)

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