

**Remedial Appropriate Assessment Screening & Remedial Natura Impact Statement –
Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) for
Substitute Consent in Respect to a Development at Tara Hall, Balscadden Road,
Howth, Co. Dublin.**



19th May 2025

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On behalf of: Mr. John Roe.

Document Control Sheet			
Project	Remedial Appropriate Assessment Screening & Remedial Natura Impact Statement - Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA to accompany a planning application for substitute consent in respect to a development at Tara Hall, Balcadden Road, Howth, Co. Dublin.		
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1. Introduction

The following Remedial Appropriate Assessment (AA) (Screening Stage) and Remedial Natura Impact Statement (NIS) has been prepared by **Altamar Ltd.** at the request of Mr. John Roe for an application for substitute consent at Tara Hall, Balscadden Road, Howth, Co. Dublin.

An Appropriate Assessment (AA) / Remedial Appropriate Assessment (rAA) is an assessment of the potential effects of a project or plan, on its own, or in combination with other plans or projects, on one or more Natura 2000 sites. Natura 2000 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 Natura 2000 site and considers whether, on the basis of objective scientific evidence, it can be concluded that there are not likely to be 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 (NIS) / remedial Natura Impact Statement (rNIS) 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.

1.1 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, the managing director of Altamar, is an Environmental Scientist and Marine Biologist with 31 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan has reviewed out all elements of this remedial Appropriate Assessment Screening & remedial Natura Impact Statement.

2. Background to the Appropriate Assessment

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

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

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

assessment is therefore specifically on the species and/or the habitats for which the European site is designated.”

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

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

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

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

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

Obligations in relation to Appropriate Assessment have been implemented into Irish legislation under Part XAB of the Planning and Development Act 2000 (as amended). In particular, the relevant provisions of Section 177U in relation to AA screening are outlined below:

‘177U.— (1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed development shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.

(2) ...

(3) ...

(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed development, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

(5) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed development, as the case may be, is not required if it can be excluded, on the basis of objective information, that the draft Land use plan or proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.’

The obligations in relation to Substitute Consent have been implemented in Irish legislation under Part XA of the Planning and Development Act 2000 (as amended). In particular, the relevant Section 177G relating to remedial Natura Impact Statement are outlined below:

‘177G. — (1) A remedial Natura impact statement shall contain the following:

(a) a statement of the significant effects, if any, on the relevant European site which have occurred or which are occurring or which can reasonably be expected to occur because the development the subject of the application for substitute consent was carried out;

(b) details of —

(i) any appropriate remedial or mitigation measures undertaken or proposed to be undertaken by the applicant for substitute consent to remedy or mitigate any significant effects on the environment or on the European site;

(ii) the period of time within which any such proposed remedial or mitigation measures shall be carried out by or on behalf of the applicant;

(c) such information as may be prescribed under section 177N;

(d) and may have appended to it, where relevant, and where the applicant may wish to rely upon same:

(i) a statement of imperative reasons of overriding public interest;

(ii) any compensatory measures being proposed by the applicant.’

3. Stages of the Appropriate Assessment

This Appropriate Assessment screening and Natura Impact Statement 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 has been structured as follows:

1) Screening stage:

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

2) Appropriate Assessment (Natura Impact Statement):

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

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

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

4. Stage 1 Screening Assessment

4.1 Management of the Site

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

4.2 Description of the Development

Application for substitute consent for development at this site Tara Hall, Balscadden Road, Howth, Co. Dublin for:

(i) The retention of demolition at lower ground floor, ground floor and first floor levels and the substantially constructed part two/part three storey extension at the north elevation of the existing dwelling and a new on-site Sepcon waste water treatment plant with sand polishing filter, and percolation.

The Site Location, Site Layout, Site Location Map, and Site Layout Plan are demonstrated in Figures 7-9.

4.3 The Site and its Environs

The site comprises a tract of land which covers a total of 0.465ha. (1.15 acres) and which is positioned in a coastal location, beside the sea, on the northern side of this isthmus. The site is situated in a low density residential area, with this immediate locale accommodating about eight to ten north-facing houses which face towards the Irish Sea. This particular tract slopes downwards in a northerly direction from Balscadden Road, and accommodates a series of terraced levels. The subject site accommodates a longstanding detached dwelling which provides a floorspace of 620 sq. metres, over three levels of residential accommodation. The building also contains ancillary service undercroft, which is not accessible from the house itself. Construction of the extension structure has been completed in order to weatherproof the building.

The site in its current state is shown in Figure 1.

4.4 Field Survey

A site inspection was carried out by Bryan Deegan MCIEEM of Altamar Ltd. on the 28th of October 2025. This was to inspect the construction works carried out to date and to determine whether there were likely impacts on the adjacent Howth Head SAC and Howth Head Coast SPA. Figures 2-5 were taken which show the current condition of the site and the surrounding habitats of the Howth Head SAC.

4.5 Construction Methodology

RoeSavin Construction (the appointed contractors) were consulted to determine the construction methodology used during the works. The following was outlined:

- All demolition and removal was carried out by hand. The nature of the ground didn't allow for access with any machinery.
- All of the walls were built in stone and therefore most of the demolition rubble was used on site to make up ground for the percolation area (approx. 1m high over an area of 150sqm).
- Some stone was also salvaged and used to clad the walls around the septic tanks. The remaining rubble was disposed of into skips.
- A distance of 1m was kept from the boundary wall at all times during the works as shown in the photographs below.
- All materials were stored in the paved area to the west.



Figure 1. Current condition of the site



Figure 2. View of site looking east-west



Figure 3. View of site looking west-east (Howth Head SAC QI Species Vegetated sea cliffs of the Atlantic and Baltic coasts and European dry heath visible outside site boundary, but not within the site.)



Figure 4. View looking north over area within the site outline to the east of the dwelling. (Note amenity grassland is the primary habitat on site.)



Figure 5. Cliff face outfall (Clay pipes within yellow outline)



Figure 6. Storage of materials within paved area of garden during construction



0 50 100 150 200 m

Project: Tara Hall
 Location: Howth, Co. Dublin
 Date: 12th February, 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

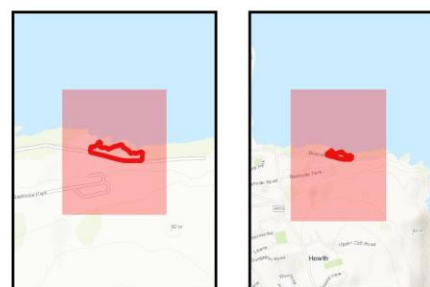


Figure 7. Site Location



Project: Tara Hall
 Location: Howth, Co. Dublin
 Date: 12th February, 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

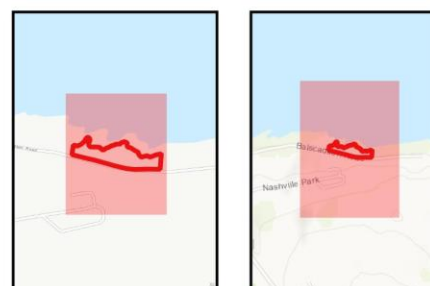


Figure 8. Site Outline

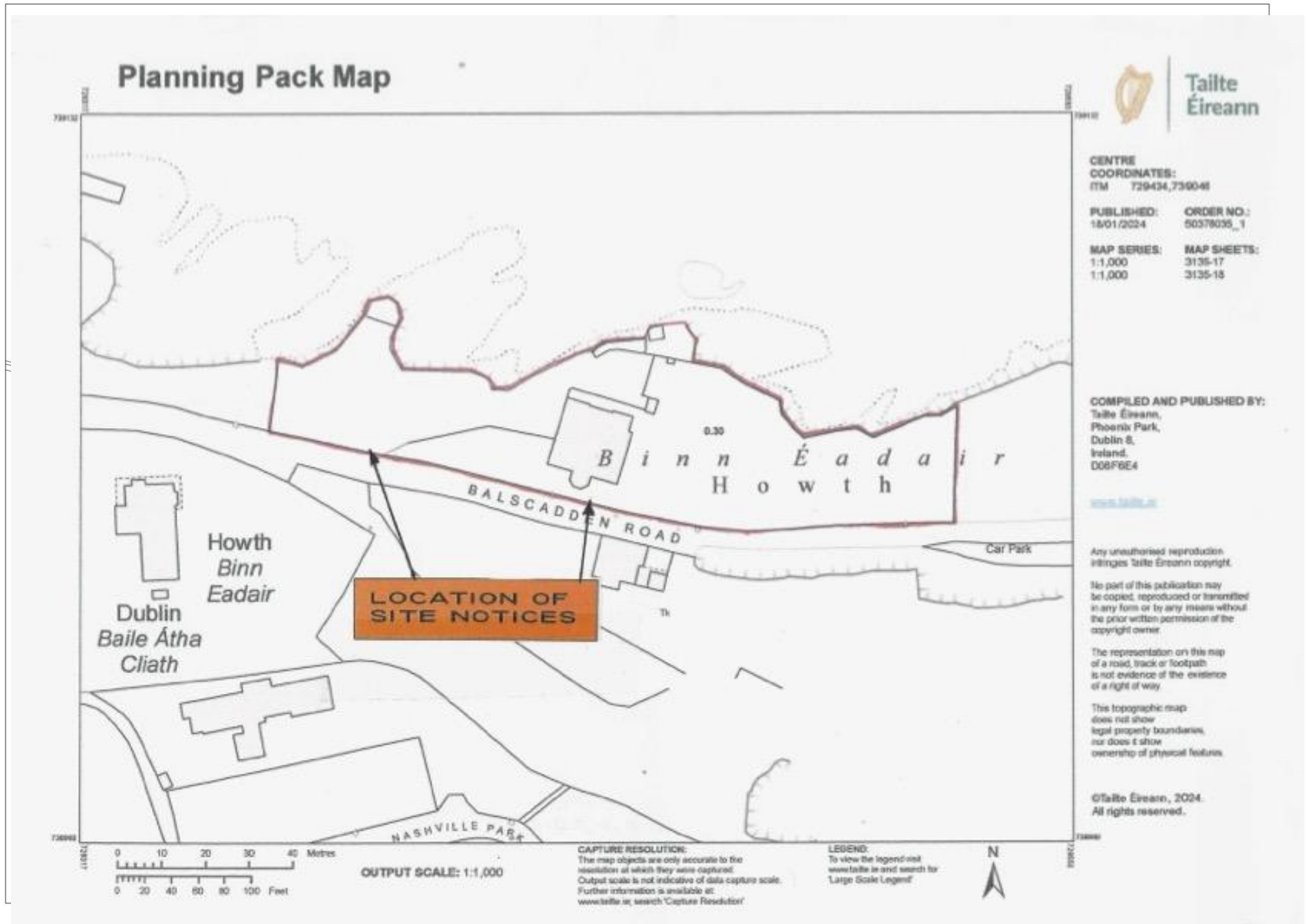


Figure 9. Site location map

4.6 Drainage

An Engineering Assessment Report has been prepared by Vertical Star Ltd for the works onsite. It outlines the following drainage strategy:

Pre-Existing Surface Water Drainage

'The minor surface water house drains and drainage from the car park discharge from either side of the house to MH3 and then join with the outfall from the septic tank to the sea outfall via a 225 mm diameter vitrified clay pipe.'

All of the drains have now been pulled up and new ones installed, as described in the next section. From MH2 to the outfall, the existing pipework remains as existing.

Current Surface Water Drainage

'The newly installed surface water drains follow approximately the same routes as the older drains. SuDS (Sustainable Drainage Systems) measures, in accordance with Fingal County Councils best practice (Blue Green Infrastructure, 2020 edition) and Ciria 753 SuDS Manual, 2015 are employed throughout the site to provide treatment for 90% of hard surfaces on the site.'

The remaining hard surfaces at the lower levels relate to steps in the garden that runoff to the grassed areas as before.

No surface water is permitted to enter the foul water system and all building drainage works, constructed in 100 / 150 mm uPVC pipework are to be constructed to Technical Guidance Document H – Drainage, of the Building Regulations.'

Existing Foul Water Drainage

'Uisce Eireann records were obtained for drainage networks near the site. The nearest foul sewer, a 225mm diameter pipe, is some 430m to the east along Bascadden Road at the junction with Kilrock Road. Please refer to appendix B for the layout provided.'

Prior to the works on site, the property was served by a septic tank that was located at lower ground floor level under the balcony to the rear garden. The septic tank discharged through a series of manholes to the cliff face outfall indicated in drawing 25-002-P002.

No evidence of percolation pipework that would normally be associated with a septic tank have been found, possibly due to the age of the tank and site conditions.

The outfall pipe to the sea is 225 mm vitrified clay at quite a steep gradient and is adhered to the rock face with a concrete haunch and extended to a point above the high water mark. The outfall pipe was not inspected at its lower reaches due to its proximity to the cliffs. See Figure 3 below. Most of its concrete haunching is in place but at its lower levels some has come away but is still functioning, only now discharging surface water and not foul sewerage' (Figure 5 above).

'The existing septic tank has been made redundant and sealed off. All foul flows from the building have been redirected to the "Sepcon Waster Water Treatment Plant" located to the west side of the house at the foot of the retaining wall to the car park. Please refer to drawing 25-002-P002 for the layout. The Sepcon BAF PE8 (TT) Concrete Sewage Treatment is proposed. Design information for the WWTP has been provided in appendix A.

Treatment is provided by pumping to the sand polishing filter and percolation pipework which have been constructed in the garden to the east side of the house, the levels in the area being altered to accommodate a long percolation area within the sloping garden. The footprint of the percolation area is 90 m² and the sand polishing filter within this footprint of 20 m².

Pipework to the sand filter comprised of 40mm Blue HDPE feed pipes. Percolation area infiltration bed comprised of 10mm to 40mm graded percolation stone with 32mm low pressure percolation pipework.

The Sepcon WWTP and percolation areas are in place.

No surface water is permitted to enter the foul water system and all building drainage works, constructed in 100 / 150 mm uPVC pipework are to be constructed to Technical Guidance Document H – Drainage, of the Building Regulations.'

The surface and foul water layout is demonstrated in Figure 10.



Figure 10. Drainage Layout

4.7 Identification of Relevant European Sites

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 Sites to the subject site are Howth Head SAC & Howth Head Coast SPA, which are directly adjacent to, and extend into the overall site outline (Figures 15 & 16). The nearest watercourse is the Howth_010 (EPA maps watercourse), located approx. 335m west of the site (Figure 14). There is no hydrological pathway from the subject site to this watercourse. There is however a direct hydrological pathway to Howth Head SAC and Howth Head Coast SPA via surface water drainage, and an indirect hydrological pathway to the North-west Irish Sea SPA.

The site is largely separated from the qualifying interests of the Howth Head SAC and Howth Head Coast SPA by a stone retaining wall which forms the boundary of the property. There are areas of Howth Head SAC and Howth Head Coast SPA which overlap with the site boundary. However as shown in Figures 15 & 16 these areas are maintained amenity grassland and do not contain qualifying interest habitat of the SAC. The site boundary and European site boundaries are inconsistent even though the site boundary is part of the historic curtilage of the house and is present on historic 6-inch mapping. The discrepancy appears to be the mapping of the SAC/SPA boundaries in relation to historic 6-inch mapping which is not consistent with the actual site boundary.

No construction works have taken place within Howth Head SAC or Howth Head Coast SPA based on the site visit by Altamar and information provided by the construction contractor. Construction works associated with this application for substitute consent are located within the footprint of the residential building and in the garden separate to the designated sites. Construction works have been undertaken outside of lands designated as a European Site under the Birds / Habitats Directive. No structures were constructed in Howth Head SAC or Howth Head Coast SPA, and no land take or alterations to lands within the SPA or SAC occurred.

Prior to works on site, the property was served by a septic tank that was located at lower ground floor level under the balcony to the rear garden. The septic tank discharged through a series of manholes to the cliff face outfall. As part of the works, this septic tank has been made redundant and sealed off. All foul flows from the building have been redirected to the “Sepcon Waster Water Treatment Plant” located to the west side of the house at the foot of the retaining wall to the car park. These works would be seen as an improvement on the previous treatment system on site.

Surface water drainage from the house and car park discharges to the sea outfall via a 225 mm diameter vitrified clay pipe. As part of the works, SuDs measures have been employed throughout the site to provide treatment for 90% of hard surfaces. The remaining hard surfaces at the lower levels relates to steps in the garden that runoff to the grassed areas as before.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded 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 considered. 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. SACs and SPAs within 15km are seen in Figures 12 & 13. Waterbodies, SACs, and SPAs proximate to the subject site are demonstrated in Figures 14-16.

Table 1. Natura 2000 sites within 15km of the subject site

Natura 2000 Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation		
Howth Head SAC	Adjacent to Works	Yes
Rockabill to Dalkey Island SAC	317m	No
Baldoyle Bay SAC	1.4 km	No
Ireland's Eye SAC	1.5 km	No
North Dublin Bay SAC	3.1 km	No
Malahide Estuary SAC	7.0 km	No
South Dublin Bay SAC	9.0 km	No
Lambay Island SAC	10.8 km	No
Rogerstown Estuary SAC	12.3 km	No
Special Protection Area		
Howth Head Coast SPA	Adjacent to Works	Yes
North-west Irish Sea SPA	64m	No
Ireland's Eye SPA	1.0 km	No
North Bull Island SPA	3.2 km	No
Baldoyle Bay SPA	3.5 km	No
Malahide Estuary SPA	7.5 km	No
South Dublin Bay and River Tolka Estuary SPA	7.8 km	No
Lambay Island SPA	10.5 km	No
Rogerstown Estuary SPA	11.7 km	No
Dalkey Islands SPA	12.0 km	No

Table 2. Initial screening of NATURA 2000 sites within 15km and NATURA 2000 sites beyond 15km with potential of hydrological connection to the proposed development – Screened IN (NIS Required)

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000202	Howth Head 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 Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] Potential Impacts <u>Surface water</u> The subject site extends into and is adjacent to this SAC (Figure 15) but the qualifying interest habitats are not present on site. Amenity grassland is located in this area on site and qualifying interest habitats would not have been impacted by the works. Treated surface water from the site has previously and will outfall to the Marine Environment via an existing outfall in the cliff face. Therefore, there is a direct hydrological pathway from the site to this SAC via surface water drainage, which outfalls into the Howth Head SAC. There is also a biodiversity pathway due to the proximity of the subject site and this SAC and considering the fact the overall redline boundary overlaps with the SAC boundary. There was the potential for: • Release of sediment and pollutants which may be discharged into surface water, particularly during high rainfall events. • Movement of vehicles and machinery associated with construction works and the potential for spillages of oils, fuels or other pollutants which could be transported to the surface water system during rainfall events. • Transportation, pouring of concrete onsite and washing of concrete lorry flume – risk for entry into surface water. • Increased silt loading, which may stunt aquatic plant growth, limit dissolved oxygen capacity and overall reduce the ecological quality of watercourses, with the most critical period associated with low flow conditions. <u>Foul water</u> Prior to the works, the property was served by a septic tank that was located under the house. This septic tank discharged to the marine environment via cliff face outfall. As part of the works, this septic tank has been made redundant and sealed off reducing potential effects from the site. All foul flows from the site have been redirected to the Sepcon Wastewater Treatment Plant located to the west of the house. Prior to the works, there was therefore a direct hydrological pathway from the site to this SAC

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			via foul drainage. Presently, there is no pathway via foul water drainage as the WwTP does not discharge to the marine environment. <u><i>Invasive Species</i></u> Given the proximity to this SAC to the works site, there was the potential for the spread of invasive alien species due to construction works. However, no invasive species were noted onsite during the site visit. <u><i>Dust</i></u> There was the potential for airborne dust from demolition and construction works to enter this SAC, in the absence of mitigation. <u>Impacts which have occurred</u> The applicant undertook site works including 76.95 sq.m. of floor area demolished and an extension of 121.6 sq.m. added. In consultation with the project engineer (RoeSavin Construction), it was outlined that all of the demolition & removal works were carried out by hand. All of the walls were built in stone and therefore most of the demolition was used on site to make up ground for the percolation area. Some stone was also salvaged and used to clad the walls around the septic tanks. The rest of the rubble was disposed of into skips. As shown in Figures 1-6, works were restricted to the area immediately surrounding the extension and a buffer of one metre was retained between the works and the stone boundary wall. Having regard to the limited scale of the works relating to the demolition of part of the north-facing elevation of the existing dwelling and the erection of a part-single, part three storey rear addition, the setback distance of 1m from the boundary wall and the solid boundary formed between the SAC and the site by this wall, there was no likelihood of significant effects on this SAC resulting from the associated works. Although the SAC boundary overlaps with the site, no qualifying interest species (<i>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</i> & <i>European dry heaths [4030]</i>) were present near to the works and no works were carried out in the SAC. In the absence of construction control measures, there is the potential for minor dust, hydrocarbons, sedimentation, and pollution runoff to enter this SAC and cause impacts. It should be noted however that the scale of the works that could cause effects would be small and would not be expected to cause significant effects on the qualifying interests of this site. In addition, in relation to surface water it should be noted that the qualifying interests are terrestrial habitats and not associated with the aquatic environment and surface water impacts.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u>Impacts which are occurring</u> At present, works on the site are paused pending planning permission. Following a site inspection, Altamar note that there is no evidence to suggest that silt, dust or pollutants entered the SAC during the works. Works did not extend into the SAC and were contained within the site boundary formed by the stone retaining wall. There was likely no alteration to QI species and habitats of the SAC during the works, which did not modify the SAC in any way. In the absence of remedial mitigation measures, no significant impacts on this SAC are presently occurring as a result of the existing arrangement onsite. <u>Impacts that can reasonably be expected to occur</u> <u>Existing Arrangement</u> Construction works are paused subject to planning permission. There is/was a direct hydrological pathway from the site to this SAC via the surface water drainage. There is also a biodiversity pathway due to the proximity of the subject site and this SAC and considering the fact the overall redline boundary overlaps with the SAC. Given that there is no petrol interceptor within the current drainage network, it is considered that, in the absence of mitigation, there is the future minor potential for silt or pollutants to enter the adjacent drainage network during a high rainfall, flooding, or fuel spillage event. Out of an abundance of caution, mitigation measures are required to ensure that no significant impacts on this SAC can be reasonably expected to occur as a result of the current site arrangement. These measures will be implemented as part of the application to complete the development on the site which are assessed in the associated AAS and NIS. <u>Overall Assessment</u> It has been concluded that significant effects on the Howth Head SAC are not occurring and are unlikely to occur because of the existence of the site in its current form i.e. amenity grassland. However, out of an abundance of caution, an rNIS is required given there was the potential for significant effects on the SAC during the works, in the absence of control measures, due to the direct hydrological and biodiversity connection via proximity and surface water drainage. Significant effects are likely in the absence of mitigation measures. rNIS is Required.
IE003000	Rockabill to Dalkey Island 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 Reefs [1170] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351] Potential Impacts

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			The site is located approximately 317m from this SAC (Figure 17). There is an indirect hydrological pathway from the site to this SAC via surface water drainage, which outfalls to the marine environment close to the Rockabill to Dalkey Island SAC. It is noted that Harbor Porpoise (<i>Phocoena phocoena</i>) is a mobile marine mammal whose feeding and breeding habitat would not be confined to the boundary of the SAC and so this mammal could potentially forage within waters closer to the subject site outside the SAC. <u>Surface water</u> Treated surface water from the site has previously and continues to outfall to the Marine Environment via an existing outfall in the cliff face. Therefore, there was a direct hydrological pathway from the site to this SAC via surface water drainage, which outfalls into the marine environment near this SAC. There was the potential for: • Release of sediment and pollutants which may be discharged into surface water, particularly during high rainfall events. • Movement of vehicles and machinery associated with construction works and the potential for spillages of oils, fuels or other pollutants which could be transported to the surface water system during rainfall events. • Transportation, pouring of concrete onsite and washing of concrete lorry flume – risk for entry into surface water. • Increased silt loading, which may stunt aquatic plant growth, limit dissolved oxygen capacity and overall reduce the ecological quality of watercourses, with the most critical period associated with low flow conditions. However, given the scale of the project works and the lack of a direct pathway to the SAC no significant effects are likely to have occurred as a result of the works carried out on site. <u>Foul water</u> Prior to the works, the property was served by a septic tank that was located under the house. The effluent from the septic tank discharged to the marine environment via cliff face outfall. As part of the works, this septic tank has been made redundant and sealed off. All foul flows from the site have been redirected to the Sepcon Wastewater Treatment Plant located to the west of the house. Prior to the works, there was a direct hydrological pathway from the site to this SAC via foul drainage. Presently, there is no pathway via foul water drainage as the WwTP does not discharge to the marine environment. <u>Invasive Species</u> Given the proximity to this SAC to the works site, there was the potential for the spread of invasive alien species due to construction works. However, no invasive species were noted onsite during the site visit. <u>Impacts which have occurred</u>

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			The applicant undertook site works including 76.95 sq.m. of floor area demolished and an extension of 121.6 sq.m. added. After consultation with the project engineer (RoeSavin Construction), it was outlined that all of the demolition & removal works were carried out by hand. All of the walls were built in stone and therefore most of the demolition was used on site to make up ground for the percolation area. Some stone was also salvaged and used to clad the walls around the septic tanks. The rest of the rubble was disposed of into skips. As shown in the photographs in Section 4, works were restricted to the area immediately surrounding the extension and a buffer of one metre was retained between the works and the stone boundary wall. Given the scale of the project, the indirect hydrological pathway to this SAC via surface water drainage, and out of an abundance of caution, it is considered that there was the potential for minor effects on this SAC during previous construction works. In the absence of construction control measures, there was the potential for minor dust, hydrocarbons, sedimentation, and pollution runoff to enter the drainage network indirectly leading to this SAC and cause impacts. However, given the scale of the works and the lack of machinery on site, these impacts would be considered to be minor without potential for significant effects. Mitigation measures were in place. <u>Impacts which are occurring</u> At present, works on the site are paused pending planning permission. Following a site inspection, Altemar note that there is no evidence to suggest that silt or pollutants entered the SAC during the works. Works did not extend into the SAC as it is marine based and were contained within the site boundary formed by the stone retaining wall. In the absence of remedial mitigation measures, no significant impacts on this SAC are presently occurring as a result of the existing arrangement onsite. <u>Impacts that can reasonably be expected to occur</u> <u>Existing Arrangement</u> Construction works are paused subject to planning permission. There is an indirect hydrological pathway from the proposed development site to this SAC via surface water drainage, which outfalls to the marine environment near to Rockabill to Dalkey Island SAC. Given that there is no petrol interceptor within the current drainage network, it is considered that, in the absence of mitigation, there is the future potential for silt or pollutants to enter the adjacent drainage network during a high rainfall, flooding, or fuel spillage event. Out of an abundance of caution, mitigation measures are required to ensure that no significant impacts on this SAC can be reasonably expected to occur as a result of the current site arrangement. These measures will be implemented as part of the application to complete the development on the site which are assessed in the associated AAS and NIS. <u>Overall Assessment</u> It has been concluded that significant effects on the Rockabill to Dalkey Island SAC are not occurring and are unlikely to have occurred because of the existence of the site in its current form and the lack of a direct pathway. However, out of an abundance

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			of caution, an rNIS is required given there is the potential for significant effects on the SAC during the works, in the absence of control measures, due to the indirect hydrological connection via surface water drainage. Significant effects are likely in the absence of mitigation measures. rNIS is Required.
Special Protection Areas			
	Howth Head Coast 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 Kittiwake (<i>Rissa tridactyla</i>) [A188] Potential Impacts <u>Surface water</u> The subject site extends into and is adjacent to this SPA (Figure 16). Treated surface water from the site has previously and will outfall to the Marine Environment via an existing outfall in the cliff face. Therefore, there is/was a direct hydrological pathway from the site to this SPA via surface water drainage, which outfalls into the Howth Head Coast SPA. There is also a biodiversity pathway due to the proximity of the subject site and this SPA and considering the fact the overall redline boundary overlaps with the SPA boundary. There is/was the potential for: • Release of sediment and pollutants which may be discharged into surface water, particularly during high rainfall events. • Movement of vehicles and machinery associated with construction works and the potential for spillages of oils, fuels or other pollutants which could be transported to the surface water system during rainfall events. • Transportation, pouring of concrete onsite and washing of concrete lorry flume – risk for entry into surface water. • Increased silt loading, which may stunt aquatic plant growth, limit dissolved oxygen capacity and overall reduce the ecological quality of watercourses, with the most critical period associated with low flow conditions. <u>Foul water</u> Prior to the works, the property was served by a septic tank that was located under the house. This septic tank discharged to the marine environment via cliff face outfall. As part of the works, this septic tank has been made redundant and sealed off. All foul flows from the site have been redirected to the Sepcon Wastewater Treatment Plant located to the west of the house. Prior to the works, there was therefore a direct hydrological pathway from the site to this SPA via foul drainage. Presently, there is no pathway via foul water drainage as the WwTP does not discharge to the marine environment.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u><i>Invasive Species</i></u> Given the proximity to this SPA to the works site, there was the potential for the spread of invasive alien species due to construction works. However, no invasive species were noted onsite during the site visit. <u><i>Dust</i></u> There was the potential for airborne dust from demolition and construction works to enter this SPA. However, given the scale of the project and the fact that works were done by hand, no significant effects are likely to have occurred from the works. However, out of an abundance of caution, mitigation measures were in place. <u><i>Disturbance to Kittiwake</i></u> There was the potential for disturbance to Kittiwakes who may have been present within the vicinity of the site, further examined below. <u>Impacts which have occurred</u> The applicant undertook site works including 76.95 sq.m. of floor area demolished and an extension of 121.6 sq.m. added. After consultation with the project engineer (RoeSavin Construction), it was outlined that all of the demolition & removal works were carried out by hand. All of the walls were built in stone and therefore most of the demolition was used on site to make up ground for the percolation area. Some stone was also salvaged and used to clad the walls around the septic tanks. The rest of the rubble was disposed of into skips. As shown in the photographs in Section 4, works were restricted to the area immediately surrounding the extension and a buffer of one metre was retained between the works and the stone boundary wall. Having regard to the limited scale of the works relating to the demolition of part of the north-facing elevation of the existing dwelling and the erection of a part-single, part three storey rear addition, the setback distance of 1m from the boundary wall and the solid boundary formed between the SPA and the site by this wall, there was no likelihood of significant effects on this SPA resulting from the associated works. Although the SPA boundary overlaps with the site, no qualifying interest species (Kittiwake (<i>Rissa tridactyla</i>)) would be likely to use the site (amenity grassland) for breeding or feeding purposes. Kittiwake was not recorded onsite or within the vicinity of the site during the 2025 site visit by Altemar Ltd. Kittiwake has been recorded within the NBDC 10 and 2km grid squares as per NBDC 2024 records. An ecological survey by Altemar Ltd. confirmed the absence of Kittiwakes within the site boundary. The cliffs primarily used by nesting seabirds including the Kittiwake extend from the Nose of Howth to Bailey's lighthouse along the Howth Head Coast SPA. The Nose of Howth, the nearest cliff area is approximately 600-700m meters east of the subject site at Tara Hall based on NPWS (2024) Conservation Objectives for Howth Head Coast SPA (004113), Version 1, and topographic mapping (Ordnance Survey Ireland, reviewed May 2026). The cliffs stretch southwards to

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Bailey's Lighthouse, approximately 3 km from the Nose of Howth. According to NPWS (2024), the Kittiwake's nesting distribution depends on the number and area of suitable cliff habitats within the SPA, typically offshore islands, sea stacks, or inaccessible coastal mainland, with suitability varying over time, affecting their spatio-temporal use. Based on the works done to date involving demolition and construction, there was limited potential for effects on Kittiwake based on the minor nature of the works using hand tools and the likely absence of Kittiwakes from the coastal areas adjacent to the site. However, out of an abundance of caution, mitigation measures which would reduce the potential for disturbance to Kittiwake were required. Noise and Vibration Impacts – Disturbance to QI Seabirds During demolition works there would have been potential for localised noise impacts. However, given that the use of heavy machinery was not possible due to access constraints, noise would have been limited to hand tools for demolition works. Given the small amount of demolition works it would be expected that these works would have been limited to 1-2 days. The construction of the extension would not be expected to have caused noise levels significantly beyond the baseline. Given the nature of the previous works onsite, and the minor nature of the works, including demolition by hand and no use of heavy plant or machinery, it is considered that no significant noise or vibration impacts on the qualifying interests of this SPA have occurred as a result of the construction works. However, out of an abundance of caution, mitigation measures were in place to prevent significant effects on Kittiwake from noise and vibration (in the unlikely event that Kittiwake were nesting in the vicinity of the site). <u>Impacts which are occurring</u> At present, works on the site are paused pending planning permission. Following a site inspection, Altamar note that there is no evidence to suggest that silt or pollutants entered the SPA during the works. Works did not extend into the SPA and were contained within the site boundary formed by the stone retaining wall. There was no alteration to habitat upon which QI species would be dependent during the works, which did not modify the SPA in any way. In the absence of remedial mitigation measures, no significant impacts on this SPA are presently occurring as a result of the existing arrangement onsite. <u>Impacts that can reasonably be expected to occur</u> <u>Existing Arrangement</u> Construction works are paused subject to planning permission. There is/was a direct hydrological pathway from the site to this SPA via the surface water drainage, which outfalls into the Howth Head and Coast SPA. There is also a biodiversity pathway due to the proximity of the subject site and this SPA and considering the fact the overall redline boundary overlaps with the SPA. Given that there is no petrol interceptor within the current drainage network, it is considered that, in the absence of mitigation, there is the future potential for silt or pollutants to enter the adjacent drainage network during a high rainfall, flooding, or fuel

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			spillage event. Out of an abundance of caution, mitigation measures are required to ensure that no significant impacts on this SPA can be reasonably expected to occur as a result of the current site arrangement. These measures will be implemented as part of the application to complete the development on the site which are assessed in the associated AAS and NIS. <u>Overall Assessment</u> It has been concluded that significant effects on the Howth Head Coast SPA are not occurring and are unlikely to occur because of the existence of the site in its current form. However, out of an abundance of caution, an rNIS is required given there was the potential for significant effects on the SPA during the works, in the absence of control measures, due to the direct hydrological and biodiversity connection via proximity and surface water drainage. Significant effects are likely in the absence of mitigation measures. rNIS is Required.
	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. Qualifying Interests 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] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] 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] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194]

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Little Gull (<i>Hydrocoloeus minutus</i>) [A862] Little Tern (<i>Sternula albifrons</i>) [A885] Potential Impact <u>Surface water</u> The subject site is located c. 64m from this SPA (Figure 17). Treated surface water from the site has previously and will outfall to the Marine Environment via an existing outfall in the cliff face. Therefore, there is/was an indirect hydrological pathway from the site to this SPA via surface water drainage, which outfalls into the marine environment near this SPA. There is/was the potential for: • Release of sediment and pollutants which may be discharged into surface water, particularly during high rainfall events. • Movement of vehicles and machinery associated with construction works and the potential for spillages of oils, fuels or other pollutants which could be transported to the surface water system during rainfall events. • Transportation, pouring of concrete onsite and washing of concrete lorry flume – risk for entry into surface water. • Increased silt loading, which may stunt aquatic plant growth, limit dissolved oxygen capacity and overall reduce the ecological quality of watercourses, with the most critical period associated with low flow conditions. <u>Foul water</u> Prior to the works, the property was served by a septic tank that was located under the house. This septic tank discharged to the marine environment via cliff face outfall. As part of the works, this septic tank has been made redundant and sealed off. All foul flows from the site have been redirected to the Sepcon Wastewater Treatment Plant located to the west of the house. Prior to the works, there was therefore a direct hydrological pathway from the site to this SPA via foul drainage. Presently, there is no pathway via foul water drainage as the WwTP does not discharge to the marine environment. <u>Invasive Species</u> Given the proximity to this SPA to the works site, there was the potential for the spread of invasive alien species due to construction works. However, no invasive species were noted onsite during the site visit. <u>Dust</u> There was the potential for airborne dust from demolition and construction works to enter this SPA.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<i>Disturbance to QI Seabirds</i> There was the potential for disturbance to QI seabirds who may have been present within the vicinity of the site, further examined below. <u>Impacts which have occurred</u> The applicant undertook site works including 76.95 sq.m. of floor area demolished and an extension of 121.6 sq.m. added. After consultation with the project engineer (RoeSavin Construction), it was outlined that all of the demolition & removal works were carried out by hand. All of the walls were built in stone and therefore most of the demolition was used on site to make up ground for the percolation area. Some stone was also salvaged and used to clad the walls around the septic tanks. The rest of the rubble was disposed of into skips. As shown in the photographs in Section 4, works were restricted to the area immediately surrounding the extension and a buffer of one metre was retained between the works and the stone boundary wall. Having regard to the limited scale of the works relating to the demolition of part of the north-facing elevation of the existing dwelling and the erection of a part-single, part three storey rear addition, the setback distance of 1m from the boundary wall and the solid boundary formed between the SPA and the site by this wall, there was no likelihood of significant effects on this SPA resulting from the associated works. No qualifying interest species would be likely to use the site (amenity grassland) for breeding or feeding purposes. Based on the works done to date involving demolition and construction, there was limited potential for effects on QI seabirds based on the minor nature of the works using hand tools and the likely absence of these species from the coastal areas adjacent to the site. However, out of an abundance of caution, mitigation measures which would reduce the potential for disturbance to seabirds were in place. Noise and Vibration Impacts – Disturbance to QI Seabirds During demolition works there would have been potential for localised noise impacts. However, given that the use of heavy machinery was not possible due to access constraints, noise would have been limited to hand tools for demolition works. Given the small amount of demolition works it would be expected that these works would have been limited to 1-2 days. The construction of the extension would not be expected to have caused noise levels significantly beyond the baseline. Given the nature of the minor works onsite, including demolition by hand and no use of heavy plant or machinery, it is considered that no significant noise or vibration impacts on the qualifying interests of this SPA have occurred as a result of the works. However, out of an abundance of caution, mitigation measures were in place to prevent significant effects on seabirds from noise and vibration (in the unlikely event that seabirds were nesting in the vicinity of the site).

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u>Impacts which are occurring</u> At present, works on the site are paused pending planning permission. Following a site inspection, Altamar note that there is no evidence to suggest that silt or pollutants entered the SPA during the works. Works did not extend into the SPA and were contained within the site boundary formed by the stone retaining wall. There was no alteration to habitat upon which QI species would be dependent during the works, which did not modify the SPA in any way. In the absence of remedial mitigation measures, no significant impacts on this SPA are presently occurring as a result of the existing arrangement onsite. <u>Impacts that can reasonably be expected to occur</u> <u>Existing Arrangement</u> Construction works are paused subject to planning permission. There is/was a direct hydrological pathway from the proposed development site to this SPA via the proposed surface water drainage, which outfalls into the marine environment near the North-west Irish Sea SPA. Given that there is no petrol interceptor within the current drainage network, it is considered that, in the absence of mitigation, there is the future potential for silt or pollutants to enter the adjacent drainage network during a high rainfall, flooding, or fuel spillage event. Out of an abundance of caution, mitigation measures are required to ensure that no significant impacts on this SPA can be reasonably expected to occur as a result of the current site arrangement. These measures will be implemented as part of the application complete the development on the site which are assessed in the associated AAS and NIS. <u>Overall Assessment</u> It has been concluded that significant effects on the North-west Irish Sea SPA are not occurring and are unlikely to occur because of the existence of the site in its current form. However, out of an abundance of caution, an rNIS is required given there was/is the potential for significant effects on the SPA during the works, in the absence of control measures, due to the direct hydrological and biodiversity connection via proximity and surface water drainage. Significant effects are likely in the absence of mitigation measures. rNIS is Required.

Table 3. Initial screening of European sites within 15km and European sites beyond 15km with potential of hydrological connection to the proposed development – Screened OUT for Stage 2 AA.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000199	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 site is located 1.4 km from this SAC (Figure 12). There is a remote indirect hydrological pathway from the site to this SAC via the proposed surface water drainage, which outfalls into the marine environment. However, given the substantial distance across an extensive marine environment, any silt or pollutants will settle, be dispersed, or diluted and will not significantly impact on the qualifying interests of this European Site. <u>Impacts which have occurred</u> Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u>

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, there is no potential for significant effects on this SAC as a result of the works. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC. In summary, there were/are/will be no significant effects on the qualifying interests of Baldoyle Bay SAC, occurring in any timeframe assessed in this report.
IE002193	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 site is located 1.5 km from this SAC (Figure 12). There is a remote indirect hydrological pathway from the site to this SAC via the surface water drainage, which outfalls into the marine environment. However, given the substantial distance across an extensive marine environment, any silt or pollutants will settle, be dispersed, or diluted and will not significantly impact on the qualifying interests of this European Site. <u>Impacts which have occurred</u> Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u>

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Given the remote and indirect source-pathway-receptor linkage to this SAC spanning a substantial distance across an extensive marine environment, there is no potential for significant effects on this SAC as a result of the works. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC. In summary, there were/are/will be no significant effects on the qualifying interests of Ireland's Eye SAC, occurring in any timeframe assessed in this report.
IE000206	North Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impact The site is located 3.6 km from this SAC (Figure 12). There is no potential source-pathway-receptor linkage to this SAC. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SAC. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC as a result of the works onsite.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			In summary, there were/are/will be no significant effects on the qualifying interests of North Dublin Bay SAC, occurring in any timeframe assessed in this report.
IE000205	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] <i>Salicornia</i> 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 site is located 7.0 km from this SAC (Figure 12). There is no potential source-pathway-receptor linkage to this SAC. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SAC. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Malahide Estuary SAC, occurring in any timeframe assessed in this report.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
IE000210	South Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impact The site is located 9.0 km from this SAC (Figure 12). There is no potential source-pathway-receptor linkage to this SAC. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SAC. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of South Dublin Bay SAC, occurring in any timeframe assessed in this report.
IE000204	Lambay 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.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests Reefs [1170] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351] <i>Halichoerus grypus</i> (Grey Seal) [1364] <i>Phoca vitulina</i> (Harbour Seal) [1365] Potential Impact The site is located 10.8 km from this SAC (Figure 12). There is no potential source-pathway-receptor linkage to this SAC. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SAC. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Lambay Island SAC, occurring in any timeframe assessed in this report.
IE000208	Rogerstown Estuary SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<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 site is located 12.3 km from this SAC (Figure 12). There is no potential source-pathway-receptor linkage to this SAC. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that no potential impacts on this SAC have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SAC have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SAC, it is considered that there are no current impacts on this SAC. In the absence of mitigation measures, no likely significant effects on this SAC are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SAC. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Rogerstown Estuary SAC, occurring in any timeframe assessed in this report.
Special Protection Areas			
IE004117	Ireland's Eye 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

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			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 site is located 1.0 km from this SPA (Figure 13). There is a remote indirect hydrological pathway from the proposed development site to this SPA via the proposed surface water drainage, which outfalls into the marine environment. However, given the substantial distance across an extensive marine environment, any silt or pollutants will settle, be dispersed, or diluted and will not significantly impact on the qualifying interests of this European Site. <u>Impacts which have occurred</u> Given the remote and indirect source-pathway-receptor linkage to this SPA spanning a substantial distance across an extensive marine environment, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given the remote and indirect source-pathway-receptor linkage to this SPA spanning a substantial distance across an extensive marine environment, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> Given the remote and indirect source-pathway-receptor linkage to this SPA spanning a substantial distance across an extensive marine environment, there is no potential for significant effects on this SPA as a result of the works. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SAC. In summary, there were/are/will be no significant effects on the qualifying interests of Ireland's Eye SPA, occurring in any timeframe assessed in this report.
IE004006	North Bull Island SPA	OUT	Conservation Objectives

Natura 2000 Site 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 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] Potential Impact The site is located 3.2 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring.

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of North Bull Island SPA, occurring in any timeframe assessed in this report.
IE004016	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 site is located 3.5 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u>

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of North Bull Island SPA, occurring in any timeframe assessed in this report.
IE004025	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 site is located 7.5 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred.

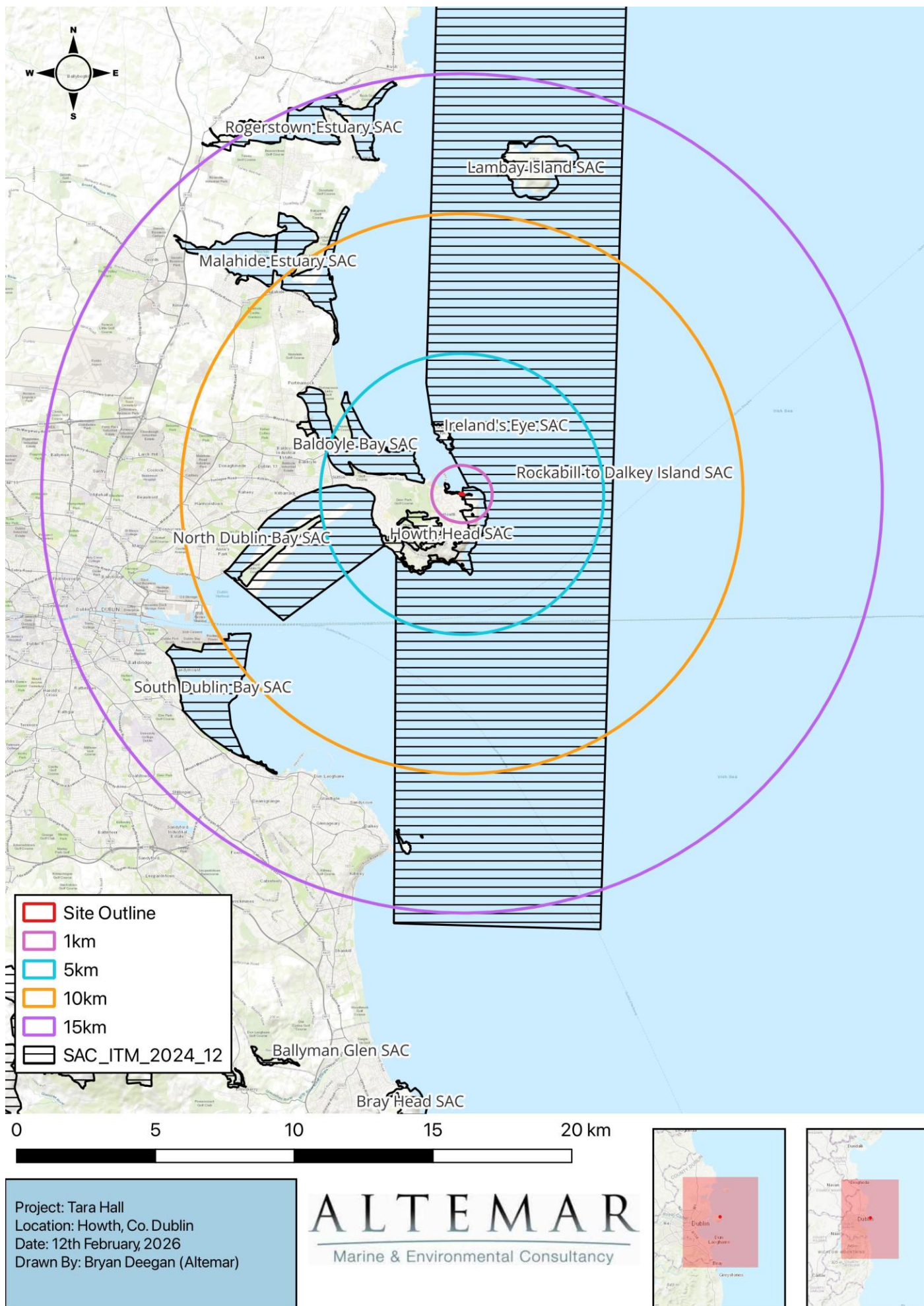
Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Malahide Estuary SPA, occurring in any timeframe assessed in this report.
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<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] Potential Impact The site is located 7.8 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA.

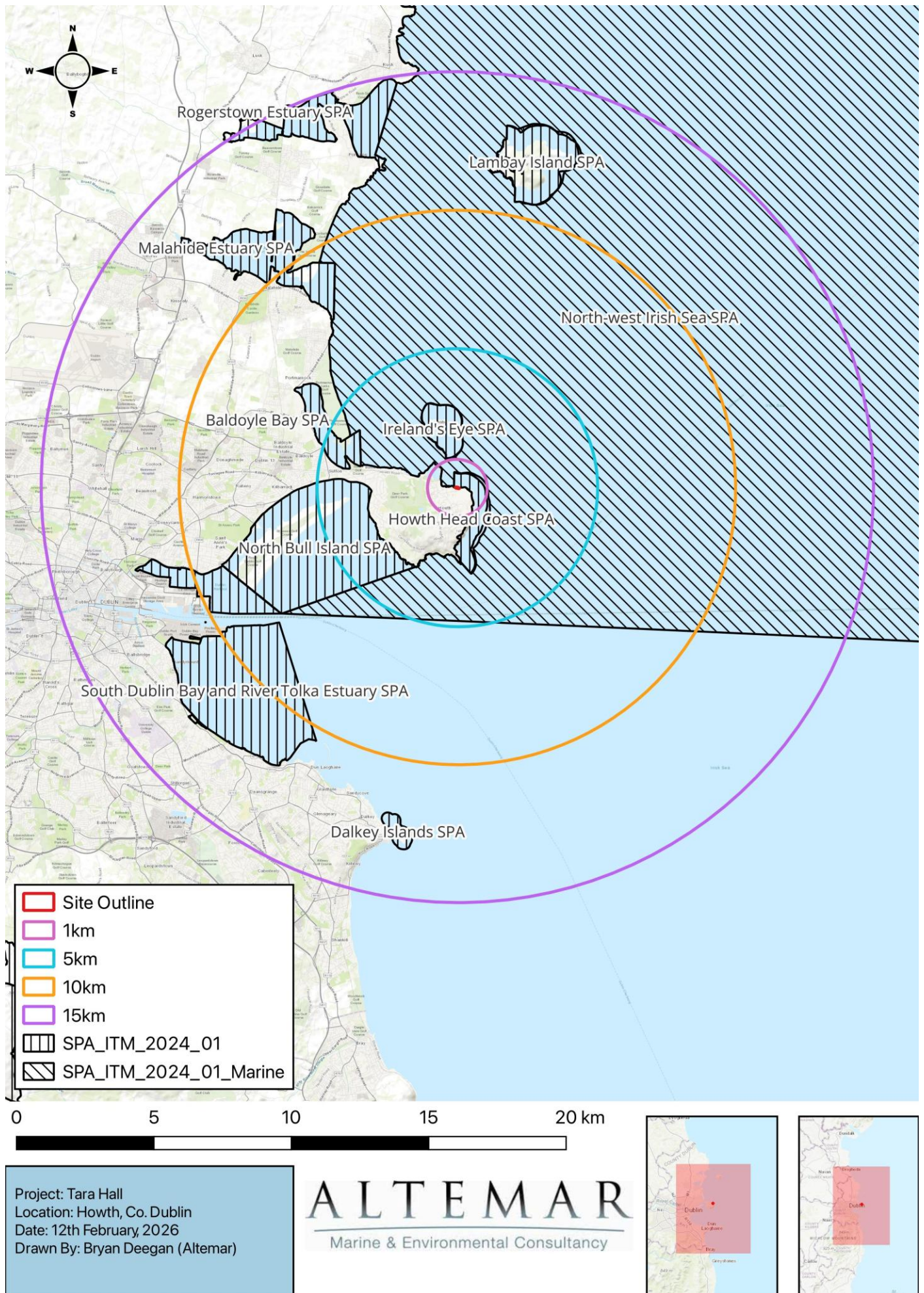
Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			<u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of South Dublin Bay and River Tolka Estuary SPA, occurring in any timeframe assessed in this report.
IE004069	Lambay Island SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Fulmar (<i>Fulmarus glacialis</i>) [A009] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Greylag Goose (<i>Anser anser</i>) [A043] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] 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] Puffin (<i>Fratercula arctica</i>) [A204] Potential Impact

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			The site is located 10.5 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Lambay Island SPA, occurring in any timeframe assessed in this report.
IE004069	Rogerstown Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Greylag Goose (<i>Anser anser</i>) [A043] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] 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] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162]

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Shoveler (<i>Spatula clypeata</i>) [A857] Wetland and Waterbirds [A999] Potential Impact The site is located 11.7 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Rogerstown Estuary SPA, occurring in any timeframe assessed in this report.
IE004172	Dalkey Islands 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]

Natura 2000 Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The site is located 12.0 km from this SPA (Figure 12). There is no potential source-pathway-receptor linkage to this SPA. <u>Impacts which have occurred</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that no potential impacts on this SPA have occurred as a result of previous works carried out onsite. Previous activities (construction and operations) were confined to the subject site. In the absence of mitigation measures, no likely significant effects on this SPA have occurred. <u>Impacts which are occurring</u> Given that there is no potential source-pathway-receptor linkage to this SPA, it is considered that there are no current impacts on this SPA. In the absence of mitigation measures, no likely significant effects on this SPA are occurring. <u>Impacts that can reasonably be expected to occur</u> There is no potential source-pathway-receptor linkage from the subject site to this SPA. Therefore, in the absence of mitigation measures, no significant effects are likely to occur to this SPA as a result of the works onsite. In summary, there were/are/will be no significant effects on the qualifying interests of Dalkey Islands SPA, occurring in any timeframe assessed in this report.







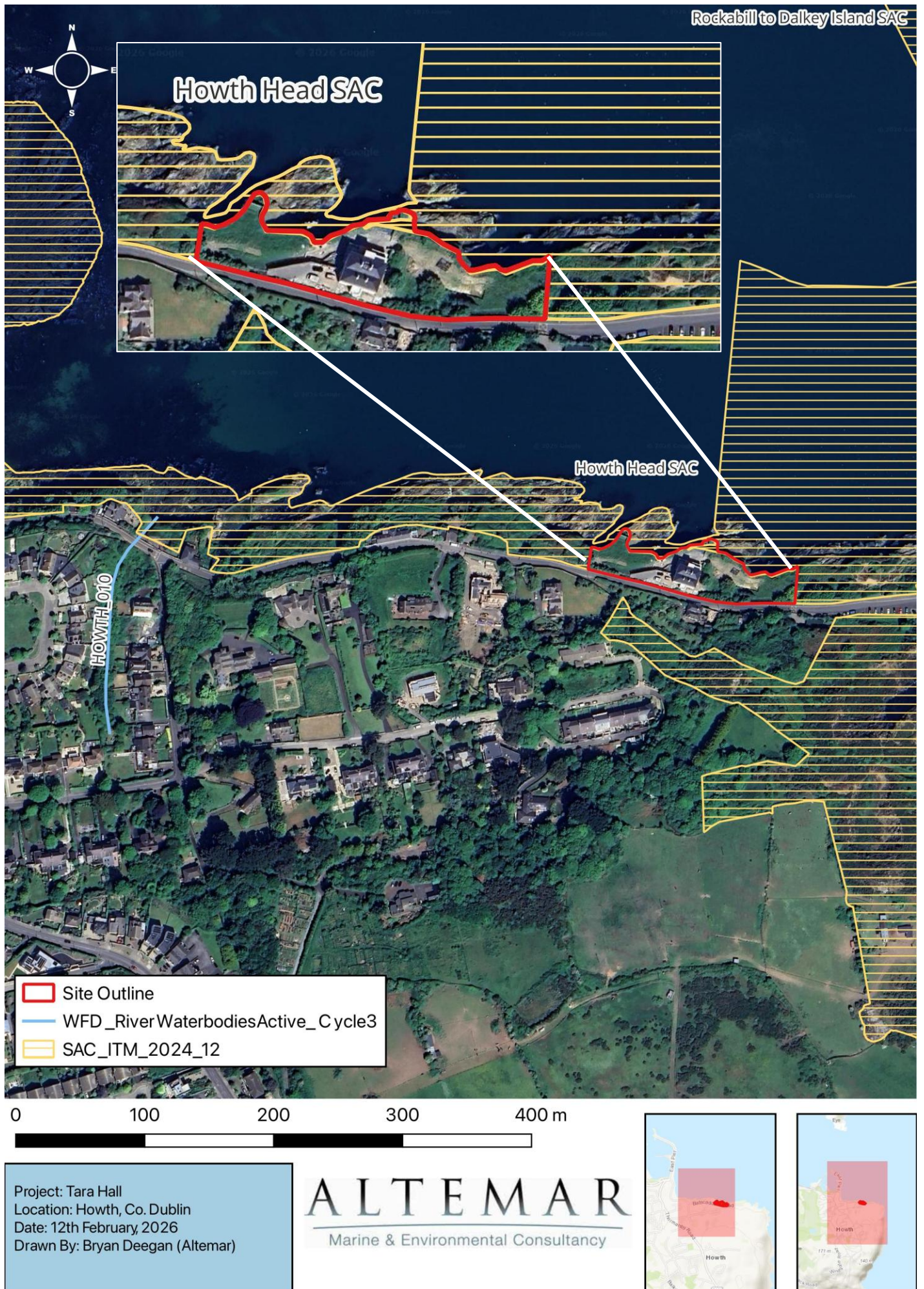


Figure 15. Proximity of Howth Head SAC

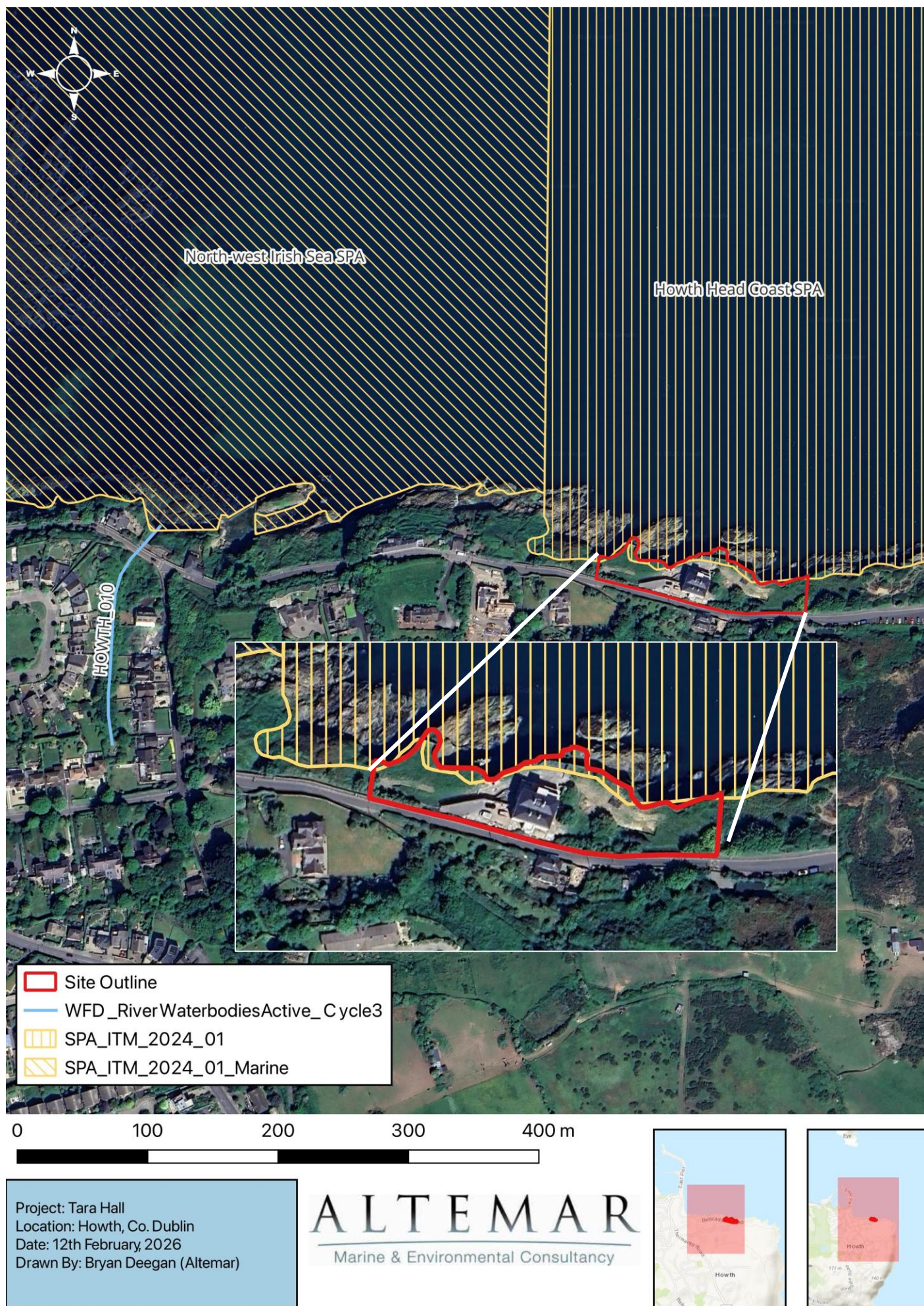
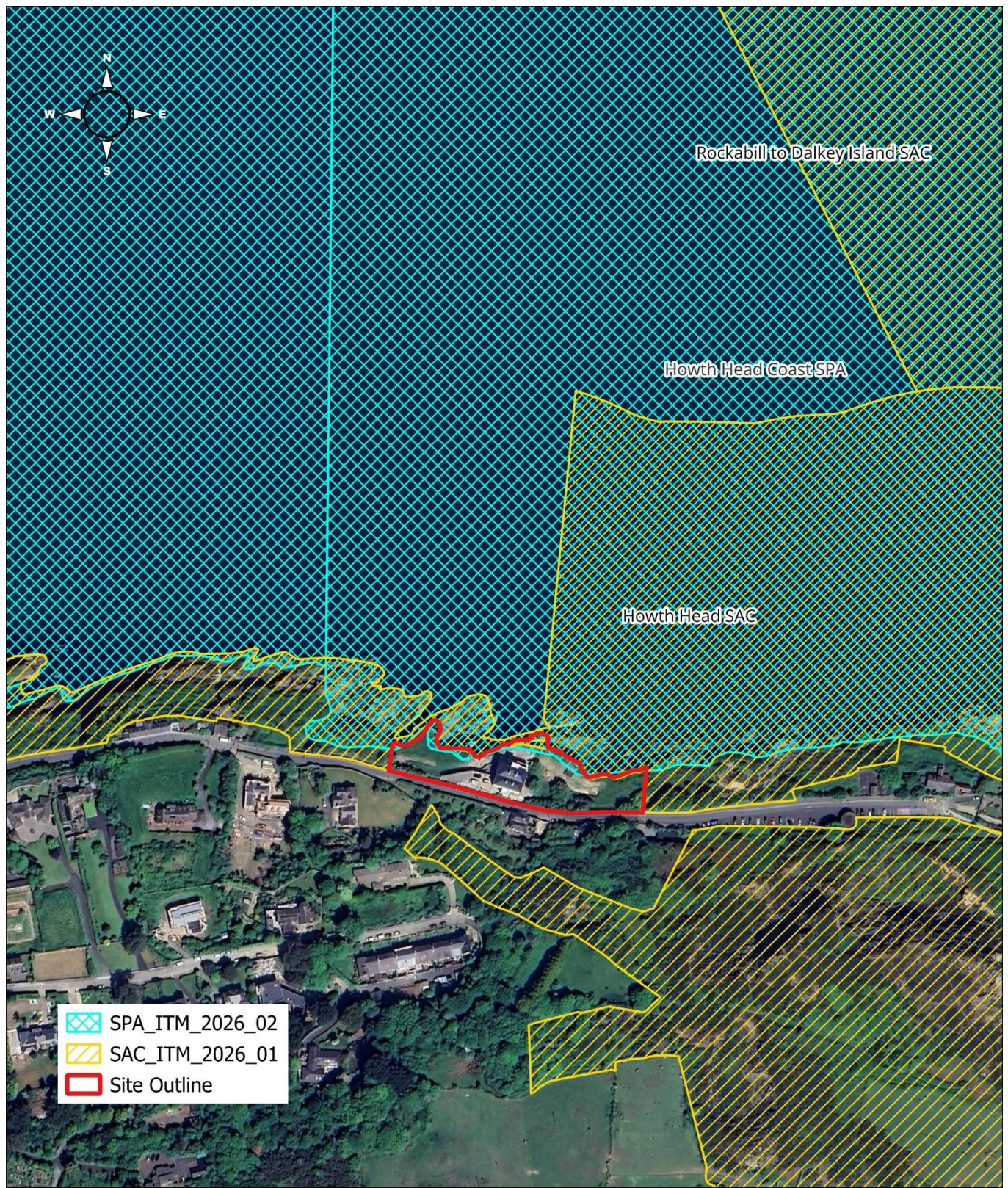


Figure 16. Proximity of Howth Head Coast SPA



0 100 200 m

Project: Tara Hall
Location: Howth, Co. Dublin
Date: 16th March 2026
Drawn By: Jeff Boyle (Altamar)

ALTEMAR
Marine & Environmental Consultancy

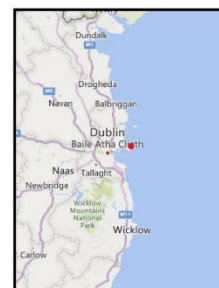


Figure 17. Nearby European sites including Rockabill to Dalkey Island SAC and North-west Irish Sea SPA

4.8 In-Combination Effects

A search of the Fingal County Council planning enquiry systems (<https://www.eplanning.ie>), was carried out in May 2026. Finalised applications lodged within the vicinity of the application site within the last 5 years were examined. 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 3. In-combination effects considered

Ref. No.	Address	Proposal
F21A/0462	2 Nashville Park, Howth, Co Dublin, D13 RV10	(1) The demolition of the existing two storey house; (2) the construction of two no. two and a half storey dormer detached houses with first floor balconies to the rear; (3) a shared vehicular access from Nashville Park, car-parking spaces, private open space and communal open space to the front, boundary walls and fencing, landscaping and all site development works including drainage and SuDs.
F21A/0540	Kilrock House, Kilrock Road, Howth, Co Dublin	Permission for the removal of an existing aluminium conservatory and its replacement with a new sun room of matching dimensions at Kilcock House, Kilrock Road, Howth, Co Dublin, a Protected Structure RPS NO. 0598.
F24A/0015	Osprey, Kilrock Road, Howth, Co. Dublin	The proposed development will consist of modifications to the plans previously granted permission under Reg. Ref F19A/0405 (and on appeal under 307006-20). It includes (i) the addition of a setback third floor containing 1 no. 4 bedroom penthouse apartment with balcony; (ii) minor modifications, including rear and side extension to the second floor to accommodate 1 no. 2 bedroom and 1 no. 3 bedroom apartment; (iii) 2 no. additional car parking spaces, (iv) extension of permitted basement to accommodate storage and bicycle parking for residents; and (v) associated site, landscaping and engineering works to facilitate the development. The proposed addition will result in an increase of 1 no. apartment, such that the proposed scheme contains 9 no. apartments with a 4-storey building over basement. The application is accompanied by a Natura Impact Statement.
F21A/0368	Howth Fishery Harbour Centre, Howth, Co. Dublin	Proposed development works will consist of the following; (i) Dredging of the harbour. (ii) Stabilisation of dredge material. (iii) Reclamation of land on the west side of the West Pier using dredge material. (iv) Construction of an embarkment and rock armour revetment around the perimeter of the reclaimed area. (v) Landscaping of the reclaimed area and provision of pavements, including footways, roadways and parking areas. (vi) Construction of a slipway access to the water. (vii) Provision of storage areas for harbour activities; and (viii) Provision of services, including surface water drainage, mains water supply, lighting, and associated underground ducting. The proposed development consists of work to the West Pier at Howth FCC, a protected structure (RPS 0595b/NIAH 11359040)). The proposed development will require an Industrial Emissions (IE) licence or waste licence from the Environmental Protection Agency. An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. AI received 2/6/2022 AI deemed significant **

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

Ref. No.	Address	Proposal
		Revised public notices received 13/6/2022
F22A/0372	Deer Park Hotel & Golf, Deer Park, Howth, Co. Dublin (within the grounds of Howth Estate, Deer Park, Howth, Co. Dublin).	The development will consist of the demolition of the existing "Deer Park Hotel" building and all associated structures; and the construction of 1 No. 4 storey building including lower ground floor (Gross Floor Area of c.10,833m² plus ancillary plant), and consisting of: 1 No. hotel comprising 142 No. bedrooms at 1st to 3rd floor levels incorporating balconies/terraces; a bar, restaurant, gym/spa facility including swimming pool, retail use and back of house facilities at ground floor; meeting rooms, bar and function area at lower ground floor; a restaurant and bar including external dining areas at 3rd floor; photovoltaic panels and sedum roof at roof level and 1 No. ESB substation at ground floor level. A new vehicular access, beginning north of St. Mary's Church (a Protected Structure, RPS Ref. 0594) to proposed hotel, the provision of 170 No. space car park to south of proposed hotel; and all associated hard and soft landscape and boundary treatment works, provision of SUDS measures, associated lighting, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground. AI received 6/6/2023 Re-Activated Appeal First Party Submission Received dated 17/11/2025. Response Due - 10/12/2025
F22A/0046	Howth Castle, Howth Road, Co. Dublin, D13 EH73	Protected Structures (Ref: 0556 and 0557) and within an Architectural Conservation Area. WSHI Ltd. and the Michal J Wright Group intend, in summary, to apply for planning permission to refurbish, redevelop, conserve, and change the use of part of the existing Howth Castle buildings, Stable Block and Attendant lands. The development proposed involves the demolition of some farm buildings, the refurbishment and construction of new buildings, and a change of use of part of the lower and upper ground floors of the castle and adjoining stable block and stable yard from primarily residential use to hospitality and tourist retail use. All of the reimagined, and new, areas will be under the control of a single management company which will be set up to manage the existing castle, stable areas and surrounding attendant lands. The breakdown of the overall development is as follows:- The Castle: Maintenance, refurbishment and minor conservation works as well as continuation of existing maintenance program for castle; change of use of upper ground floor of main castle building to tea rooms and reception area; conversion of rooms at lower ground floor to rest rooms, kitchens and storage areas. Provision of outdoor lift from ground to upper ground floor terrace. (There are no works or changes to all other floors of the castle other than a fire upgrade.) The Castle Stable Area: Change of use of ground floor of stables to artisan retail and café use and the construction of new rest rooms; erection of central covered pavilion for restaurant use with new kitchen area; renovation of original entrance through existing clock tower. Development also involves repairs to existing roofs and walls. The Castle Grounds (Part): Demolition of some farm buildings and retention and refurbishment of existing historical farm buildings; Reconfiguration of new entrance/ exit at 19th century gates to castle grounds; the creation of new access road to proposed new car and coach parking area and overflow car park; the creation of an assortment of recreational areas including a plant nursery, playground, picnic areas; erect temporary marquee and ancillary facilities for wedding events; pedestrianisation of areas around the Castle. Reopening and extension of existing historical cul de sac road past St. Marys Church and creation of new access road to Golf buildings which bypasses the front of the castle and links back to existing road; open pedestrian entrance from The Howth Road.

Ref. No.	Address	Proposal
		Other: The overall development also involves localised landscaping, the creation of new connections to the foul sewer and provision of attenuation as per SUDs, and all site works associated with the proposed development, all on a site of 6.89 ha. all at Howth Castle, Howth Road, Howth, Co. Dublin, D13EH73. A Natura Impact Statement has been prepared in respect of the proposed development. AI received 21/12/22
F25A/0626E	Dawn View, Balscadden Road, Howth, Co. Dublin, D13W229 (directly adjacent to subject site)	The proposed development will consist of the demolition of the existing one and a half storey detached dwelling, known as 'Dawn View' and its single storey detached garage, and the construction of a replacement single-storey, 4-bedroom dwelling with a pergola to the east and west of the house, a detached single storey garage with pergola, a new on-site wastewater treatment system, landscaping, boundary treatment (including providing replacement gates to the eastern vehicular entrance and the blocking up of the western gates) and all associated ancillary works necessary to facilitate the proposed development. A Natura Impact Statement (NIS) has been prepared and is submitted to the planning authority with the application. Additional Information Received 6th October 2025 Significant Additional Information Received 9/10/2025
F24A/0605E	Grattan Lodge, Balscadden Road, Howth, Co. Dublin, D13 FX39 (directly adjacent to subject site)	(i) demolition of existing shed and internal and external removal/demolitions to existing house to accommodate the construction of 1 no. single storey flat roof extension at first floor level, to the western/southern elevations of the existing two storey 3 bed dwelling to accommodate new kitchen/living area, pantry and stair core; (ii) internal amendments to the layout of the dwelling to provide for a 3 bedroom, 6 person dwelling; (iii) provision of an undercroft garage/shed to the east of the main dwelling at ground floor level; (iv) provision of landscaping to the front garden area to provide screening; (v) removal of existing chimney located to the rear of the existing roof; and (vi) all ancillary work, inclusive of boundary treatments, landscaping, and SuDS, necessary to facilitate the development. This planning application is accompanied by a Natura Impact Statement'.

It is noted that there is the potential for proposed plans and projects within the Howth area to have cumulative negative impacts on conditions on the Howth Head SAC and Howth Head Coast SPA via disturbance, watercourses and other surface water features. Upon examination of the above listed plans and projects within the general vicinity of the application site, and adopting a precautionary approach, it is concluded that the potential for in-combination effects on Howth Head SAC and Howth Head Coast SPA involving disturbance and construction surface waters arising from the works, cannot be fully ruled out in the absence of suitable mitigation.

There is the potential for in-combination effects resulting from the proposed project in the absence of mitigation measures. These are examined in detail in the following remedial Natura Impact Statement.

5. Remedial Appropriate Assessment Screening Conclusions

An initial screening of the works undertaken of this application using the precautionary principle (without the use of any standard construction phase controls or mitigation measures) and the Source/Pathway/Receptor links between the works and Natura 2000 sites with the potential to result in significant effects on the conservation objectives and features of interest of the Natura 2000 sites was carried out in Table 2. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the project was excluded for the following Natura 2000 sites:

Special Areas of Conservation

- Baldoyle Bay SAC
- Ireland's Eye SAC
- North Dublin Bay SAC
- Malahide Estuary SAC
- South Dublin Bay SAC
- Lambay Island SAC
- Rogerstown Estuary SAC

Special Protection Areas

- Ireland's Eye SPA
- North Bull Island SPA
- Baldoyle Bay SPA
- Malahide Estuary SPA
- South Dublin Bay and River Tolka Estuary SPA
- Lambay Island SPA
- Rogerstown Estuary SPA
- Dalkey Islands SPA

Given the nature of the works undertaken in this application, the direct physical & hydrological pathway from the subject site to the Howth Head SAC and Howth Head Coast SPA via proximity and surface water drainage, and out of an abundance of caution, it is considered that the potential ZOI of the project extends beyond the site outline to include Howth Head SAC, Rockabill to Dalkey Island SAC, North-west Irish Sea SPA and Howth Head Coast SPA. Out of an abundance of caution, in the absence of mitigation measures, it is considered that there is/was the potential for petrochemicals, contamination, or silt laden material to enter the drainage network and result in impacts on these European sites.

Acting on a strictly precautionary basis, a remedial Natura Impact Statement (rNIS) is required in respect of the effects of the project on the Howth Head SAC, Rockabill to Dalkey Island SAC, North-west Irish Sea SPA and Howth Head Coast SPA because it cannot be excluded on the basis of best objective scientific information following screening, in the absence of control or mitigation measures 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 rNIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites and those beyond 15km because it can be excluded based on 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.

A remedial Natura Impact Statement (rNIS) is required.

6. Stage 2: Remedial Natura Impact Statement

A Natura Impact Statement (NIS) is Stage 2 of the Appropriate Assessment process. In the case of the residential Works at Balscadden Road, Howth, Co. Dublin, acting on a strictly precautionary basis, an NIS is required in respect of the effects of the project on Howth Head SAC, Rockabill to Dalkey Island SAC, Baldoyle Bay SAC, Ireland's Eye SAC, North Dublin Bay SAC, Howth Head Coast SPA, North-west Irish Sea SPA, Ireland's Eye SPA, North Bull Island SPA, and Baldoyle Bay SPA due to the potential for silt and contaminated surface water runoff to enter these conservation sites. 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 Sites.

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 rNIS 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.

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

6.1 Howth Head SAC (Site Code: 000202)

As outlined in the Howth Head SAC Site Synopsis³ (NPWS, version date 12.08.2013):

'Howth Head is a rocky headland situated on the northern side of Dublin Bay. The peninsula is composed of Cambrian slates and quartzites, joined to the mainland by a post-glacial raised beach. Limestone occurs on the north-west side while glacial drift is deposited against the cliffs in places.

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 European codes):*

[1230] Vegetated Sea Cliffs

[4030] Dry Heath

*A mosaic of heathland vegetation occurs on the slopes above the sea cliffs and in the area of the summit. This is dominated by Western Gorse (*Ulex gallii*), Heather (*Calluna vulgaris*), Bell Heather (*Erica cinerea*) and localised patches of Bracken (*Pteridium aquilinum*). In more open areas species such as English Stonecrop (*Sedum anglicum*), Wood Sage (*Teucrium scorodonia*) and Navelwort (*Umbilicus rupestris*) occur, along with some areas of bare rock.*

*The heath merges into dry grassland in places, with bent grasses (*Agrostis* spp.), Red Fescue (*Festuca rubra*), Cock's-foot (*Dactylis glomerata*), Yorkshire-fog (*Holcus lanatus*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Lady's Bedstraw (*Galium verum*), Ribwort Plantain (*Plantago lanceolata*) and Yellow-wort (*Blackstonia perfoliata*). In the summit area there are a few wet flushes and small bogs, with typical bog species such as Bog Asphodel (*Narthecium ossifragum*) and sundews (*Drosera* spp.). Patches of scrub, mostly Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Willow (*Salix* spp.) and Downy Birch (*Betula pubescens*), occur in places.*

Rock outcrops which are important for lichens are distributed widely around Howth Head. The richest area for lichens appears to be around Balscadden quarries. In addition, the Earlscliffe area is of national importance for lichens and is the type locality for the black, yellow and grey lichen zonation.

*A number of Red Data Book plant species, the latter five of which are legally protected under the Flora (Protection) Order, 1999, have been recorded at this site - Green-winged Orchid (*Orchis morio*), Bird's-foot (*Ornithopus perpusillus*), Hairy Violet (*Viola hirta*), Rough Poppy (*Papaver hybridum*), Pennyroyal (*Mentha pulegium*), Heath Cudweed (*Omalotheca sylvatica*) and Betony (*Stachys officinalis*).*

³ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000202.pdf>

Curved Hard-grass (Parapholis incurva), a species which had not previously been recognized as occurring in Ireland, was found at Red Rock in 1979.

The site is of national importance for breeding seabirds. A census in 1985-87 recorded the following numbers: Fulmar (105 pairs), Shags (25 pairs), Herring Gulls (70 pairs), Kittiwake (c. 1,700 pairs), Guillemot (585 birds), Razorbill (280 birds). In 1990, 21 pairs of Black Guillemot were counted.

A number of rare invertebrates have been recorded from the site: the fly Phaonia exoleta (Order Diptera) occurs in the woods at the back of Deerpark and has not been seen anywhere else in Ireland, while the ground beetle Trechus rubens (Order Coleoptera) is found on storm beaches on the eastern cliffs. A hoverfly, known from only a few Irish locations, Sphaerophoria batava (Order Diptera), is present in the heathland habitat within the site.

The main land use within the area is recreation, mostly walking and horse-riding, and this has led to some erosion within the site. Fires also pose a danger to the site. There may also be a threat in some areas from further housing development.

Howth Head displays a fine range of natural habitats, including two Annex I habitats, within surprisingly close proximity to Dublin city. The site is also of scientific importance for its seabird colonies, invertebrates and lichens. It also supports populations of at least two legally protected plant species and several other scarce plants.'

The European Standard Data Form (2018)⁴ states that:

'Howth is a peninsula of cambrian quartzite and slate linked to the mainland by a raised beach. Most of the coast is sheer with many 30m or higher cliffs. Its climate is dry and warm by Irish standards and this is reflected in it's flora and fauna. The proposed SAC occupies the eastern portion and summit of Howth. Much of the remaining area is urbanized or used for amenity. The greater part of the site consists of heathland and cliff.

The climate and landforms of Howth combined with proximity to Dublin have resulted in a site of great scientific and education interest. The flora is very diverse with several Red data book species and species of very restricted Irish distribution. The dry heath and sea cliff vegetation is extensive and well developed. A wide variety of seabirds nest on the marine cliffs. Many important scientific studies of the area have been published.'

As outlined in the Conservation objectives supporting document⁵ (NPWS, 2016):

'Achieving Favourable Conservation Status (FCS) is the overall objective to be reached for all Annex I habitat types and Annex II species of European Community interest listed in the Habitats Directive 92/43/EEC (European Commission, 2013). It is defined in positive terms, such that a habitat type or species must be prospering and have good prospects of continuing to do so.

Howth Head is a rocky peninsula situated on the northern side of Dublin Bay. The peninsula is composed of Cambrian slates and quartzites, joined to the mainland by a post-glacial raised beach. Limestone occurs on the north-west side, while glacial drift is deposited against the cliffs in places (NPWS, 2013). Howth Head SAC occupies the eastern portion and summit of Howth. Most of the coast consists of cliffs, reaching 30m or higher (NPWS, 2013).

The climate of Howth Head is dry and warm by Irish standards and this is reflected in the flora and fauna. The flora is very diverse with several red-listed species and species of very restricted Irish distribution. The dry heath and sea cliff vegetation is extensive and well-developed (NPWS, 2013).

Red Data Book (Curtis and McGough, 1988) plant species that have been recorded in Howth Head SAC include green-winged orchid (Orchis morio), bird's-foot (Ornithopus perpusillus), hairy violet (Viola hirta), rough poppy (Papaver hybridum), pennyroyal (Mentha pulegium), heath cudweed (Omalotheca sylvatica) and betony (Stachys officinalis). The latter five species are legally protected under the Flora (Protection) Order, 2015 (Statutory Instrument No. 356 of 2015). Curved hard-grass (Parapholis incurva) was found at Red Rock in 1979 and as recently as 1998 (Doogue et al., 1998). This species had not previously been recorded in Ireland (NPWS, 2013).

⁴ <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF000202.pdf>

⁵

[https://www.npws.ie/sites/default/files/publications/pdf/Howth%20Head%20SAC%20\(000202%20Conservation%20objectives%20supporting%20document%20%E2%80%93%20Coastal%20habitats%20\[Version%201\].pdf](https://www.npws.ie/sites/default/files/publications/pdf/Howth%20Head%20SAC%20(000202%20Conservation%20objectives%20supporting%20document%20%E2%80%93%20Coastal%20habitats%20[Version%201].pdf)

The cliffs are of national importance for breeding kittiwake (*Rissa tridactyla*). Other seabirds that nest on the cliffs include fulmar (*Fulmarus glacialis*), shag (*Phalacrocorax aristotelis*), great black-backed gull (*Larus marinus*), herring gull (*Larus argentatus*), guillemot (*Uria aalge*), razorbill (*Alca torda*) and black guillemot (*Cepphus grylle*). The cliffs also support a breeding pair of peregrine falcons (*Falco peregrinus*) (NPWS, 2011).

A number of rare invertebrates have been recorded from the SAC, including the ground beetle *Trechus rubens* (Order: Coleoptera), which is found on storm beaches below the eastern cliffs (NPWS, 2013). Howth Head SAC (site code: 000202) is selected for vegetated sea cliffs and European dry heaths. The following coastal habitat is one of the two Qualifying Interests for the SAC:

1230 Vegetated sea cliffs of the Atlantic and Baltic coasts

The distribution of vegetated sea cliffs within Howth Head SAC is presented in Figure 9. At Howth Head SAC, the cliffs in places comprise fairly sheer, exposed rock faces. Here plants such as rock sea-spurrey (*Spergularia rupicola*), samphire (*Crithmum maritimum*) and biting stonecrop (*Sedum acre*) are found (NPWS, 2011).

The maritime flora at Howth Head SAC is of particular interest as a number of scarce and local plants have been recorded including golden-samphire (*Inula crithmoides*), sea wormwood (*Artemisia maritima*), grass-leaved orache (*Atriplex littoralis*), frosted orache (*Atriplex laciniata*), sea spleenwort (*Asplenium marinum*), bloody crane's-bill (*Geranium sanguineum*), spring squill (*Scilla verna*), sea stork's-bill (*Erodium maritimum*) and three uncommon clover species: knotted clover (*Trifolium striatum*), bird's-foot clover (*T. ornithopodioides*) and western clover (*T. occidentale*) (NPWS, 2013).

A mosaic of heathland vegetation occurs on the slopes above the sea cliffs. This is dominated by western gorse (*Ulex gallii*), ling (*Calluna vulgaris*), bell heather (*Erica cinerea*) and localised patches of bracken (*Pteridium aquilinum*). In more open areas, species such as English stonecrop (*Sedum anglicum*), wood sage (*Teucrium scorodonia*) and navelwort (*Umbilicus rupestris*) occur (NPWS, 2013).

Rock outcrops that are important for lichens are distributed widely around Howth Head. The Earlscliffe area is of national importance for lichens for black, yellow and grey lichen zonation (NPWS, 2013).

The target for this attribute is to ensure that the typical flora of vegetated sea cliffs is maintained, as are the range of sub-communities within the different zones.

a) Conservation Objectives

A conservation objective aims to define the favourable conservation condition of a habitat or species at a particular site. Implementation of the objective will help to ensure that the habitat or species achieves favourable conservation status.

This supporting document sets out the conservation objective for vegetated sea cliffs in Howth Head SAC, which is 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 vegetated sea cliffs are based primarily on the findings of the Irish Sea Cliff Survey (ISCS) (Barron et al., 2011) and this document should be read in conjunction with that report.

The ISCS did not survey any sub-sites within Howth Head SAC (Barron et al., 2011). However, the site was assessed in an earlier inventory of sea cliffs and coastal heath (Browne, 2005) and the extent of the sea cliffs was reviewed by the ISCS using the methodology outlined in Barron et al. (2011).

The targets set for the vegetated sea cliffs in Howth Head SAC are based primarily on the general findings and approach of the ISCS.

b) Vegetated sea cliffs

Sea cliffs can be broadly divided into two categories: hard (or rocky) cliffs and soft (or sedimentary) cliffs, both of which are covered by the Annex I habitat 'vegetated sea cliffs of the Atlantic and Baltic coasts'. Hard cliffs are composed of rocks such as limestone, sandstone, granite or quartzite which are hard and relatively resistant

to erosion. Soft cliffs are composed of softer rock such as shale or unconsolidated material such as glacial till. Vegetation of hard sea cliffs in exposed situations exhibits a strong maritime influence and is relatively stable. Soft cliff habitats are more prone to slope failure which results in the presence of fast-colonising pioneer species.

Defining the limits of what constitutes a sea cliff is problematic and a number of different interpretations have been used in the past (Fossitt, 2000; JNCC, 2004; Browne, 2005; European Commission, 2013). In order to address any inconsistencies, the following definition for sea cliffs was developed and used during the Irish Sea Cliff Survey (Barron et al., 2011):

“A sea cliff is a steep or vertical slope located on the coast, the base of which is in either the intertidal (littoral) or subtidal (sublittoral) zone. The cliff may be composed of hard rock such as basalt, or of softer substrate such as shale or boulder clay. Hard cliffs are at least 5m high, while soft cliffs are at least 3m high. The cliff top is generally defined by a change to an obvious less steep gradient. In some cases the cliff may grade into the slopes of a hillside located close to the coast. In these cases the cliff is defined as that part of the slope which was formed by processes of coastal erosion, while the cliff top is where there is the distinct break in slope. Both the cliff and the cliff top may be subject to maritime influence in the form of salt spray and exposure to coastal winds. A cliff can ascend in steps with ledges, and the top of the cliff is taken to occur where erosion from wave action is no longer considered to have been a factor in the development of the landform. The cliff base may be marked by a change in gradient at the bottom of the cliff. Where the base is exposed it can be characterised by scree, boulders, a wave-cut platform or sand, among other substrates. During this survey where cliffs occur within the sub-tidal zone the base was considered to be the high water mark. A cliff is considered to have reached its end point where it is no longer over 5m high (hard cliffs) or 3m high (soft cliffs), or no longer has a steep slope. To be considered in this study, a cliff had to be a minimum of 100m in length. Sea cliffs may support a range of plant communities such as grassland, heath, scrub and bare rock communities, among others.”

c) Overall Objective

The overall objective for ‘Vegetated sea cliffs of the Atlantic and Baltic coasts’ in Howth Head SAC is to ‘maintain favourable conservation condition’. The objective is based on an assessment of the recorded condition of the habitat under a range of attributes and targets. The assessment is divided into three main headings: (a) Area, (b) Range and (c) Structure and Functions.

d) Area

HABITAT LENGTH

Habitat extent is a basic attribute to be assessed when determining the condition of a particular habitat. The target is that there is no decrease from the established baseline. Bearing in mind that coastal systems are naturally dynamic and subject to change, even within a season, this target is assessed subject to natural processes, including erosion and succession.

As cliffs are linear features on maps, their extent is measured in kilometres rather than hectares, as for other habitats. Browne (2005) estimated that sea cliffs at Howth Head extended for 6km, but while this site was not surveyed by the ISCS, the site was identified and the length of cliffs was provisionally estimated by the ISCS using the methodology outlined in Barron et al. (2011). The ISCS estimated the total length of cliff at Howth Head to be 9.7km and when clipped to the SAC boundary, the length of cliff within the SAC is estimated to be 8.22km. This figure is likely to be an underestimate as the OSI six inch county boundary was used to draw the line from the ISCS, while a different mapping dataset was used to draw the SAC boundary. The target is that the area is stable, subject to natural processes, including erosion.

e) Range

HABITAT DISTRIBUTION

The distribution of sea cliffs throughout Howth Head SAC, as estimated by Barron et al. (2011), is presented in Figure 9.

Vegetated sea cliffs at Howth Head SAC extend for approximately 8.22km. The greater part of Howth Head SAC consists of heathland and sea cliffs. Most of the cliffs are sheer with many reaching 30m or higher.

The target is that there is no decline in distribution, subject to natural processes.

F) STRUCTURE AND FUNCTIONS

A fundamental aim of sea cliff conservation is to facilitate some degree of natural mobility through slumping. Sea cliffs can be of geomorphological interest, as well as ecological interest, and also erosion can expose geological features of interest.

G) PHYSICAL STRUCTURE: FUNCTIONALITY AND HYDROLOGICAL REGIME

Coastal protection works can disrupt the natural integrity of a sea cliff. The health and on-going development of vegetated sea cliffs relies on natural processes, such as erosion, continuing without any impingement. This is generally a bigger issue for soft cliffs which require a degree of slumping and erosion to expose bare soil for pioneer species to colonise; otherwise the vegetation is replaced by hardy grasses, and scrub of little conservation value can develop. In addition, cliff erosion provides an important sediment source to sites further along the coast (e.g. sand dunes). Preventing erosion at a cliff site can lead to beach starvation at another site.

Flushes can be associated with cliffs in areas where the groundwater seeps out onto the cliff face. This is more usually associated with soft cliffs where these flushes contribute to the natural instability of the ground and provide patches of wetland habitat.

The target is to maintain, or where necessary restore, the natural geomorphological processes without any physical obstructions, and the local hydrological regime including groundwater quality.

E) VEGETATION STRUCTURE: ZONATION

Ecological variation in this habitat type depends on a number of physical and biological factors, in particular climate, degree of exposure to sea-spray, geology and soil type, as well as the level of grazing and seabird activity. The rocky cliff flora often grades naturally into coastal heath vegetation and maritime grassland.

*At Howth Head SAC, **European dry heath occurs on the slopes above the sea cliffs, which merges into dry grassland** (NPWS, 2013).*

The target is to maintain the range of sea cliff habitat zonations, as well as transitional zones, including those to terrestrial communities, subject to natural processes.

F) VEGETATION STRUCTURE: VEGETATION HEIGHT

A varied vegetation structure is important for maintaining species diversity and is particularly important for invertebrates and birds. Varied grazing increases the species diversity and is particularly important for maritime grasslands and coastal heath, which are often associated with sea cliffs.

The target is to maintain the structural variation in the sward height.

G) VEGETATION COMPOSITION: TYPICAL SPECIES AND SUB-COMMUNITIES

Different sea cliff communities develop in a number of habitat zones related to the degree of maritime influence (exposure to wind and sea spray), geology and soil type. In general, Irish sea cliffs display a range of zones running in a series of horizontal bands up the cliff face, each of which has its own distinct sub-communities including:

- *Splash zone*
- *Pioneer zone*
- *Rock crevice/cliff ledge zone*
- *Maritime grassland zone*
- *Maritime heath zone*
- *Maritime slope flush zone*

*There is considerable variation, but the general pattern would be that the maritime influence is strongest near the base of the cliff and becomes gradually less dominant towards the cliff top. At the cliff base, vegetation is naturally very open and the species present have a high tolerance to salinity. The splash zone generally has a well-developed lichen flora dominated by species such as *Verrucaria maura*, *Ramalina* spp. and *Xanthoria* spp. These plant communities are dependent on rock crevices for rooting. Moving up the cliff, between the splash zone and the cliff top, vegetation on the cliff ledges is less open and can support some species which are not exclusively associated with coastal conditions. Closer to the cliff top maritime grasslands can occur. The plant communities and physical characteristics of maritime grasslands vary depending on the degree of exposure*

and whether or not grazing is a factor. Plant communities typical of seabird cliffs and maritime therophyte communities are exceptions to this horizontal zonation and can occur as a mosaic with the other plant communities.

The following tables (2 & 3) present lists of species that are considered typical of the different zones associated with soft cliffs and hard cliffs by Barron et al. (2011).

Table 2. Vegetation of soft cliffs: Typical pioneer slope species on soft cliffs

<i>Agrostis stolonifera</i>	<i>Equisetum</i> spp.	<i>Tussilago farfara</i>
<i>Daucus carota</i>	<i>Lotus corniculatus</i>	
Flush on soft cliffs		
<i>Equisetum</i> spp.	Orchid species	<i>Schoenus nigricans</i>
Coastal heath		
<i>Calluna vulgaris</i>	<i>Erica cinerea</i>	<i>Ulex gallii</i>
<i>Daboecia cantabrica</i>	<i>Erica tetralix</i>	<i>Vaccinium myrtillus</i>
<i>Empetrum nigrum</i>	<i>Scilla verna</i>	
Coastal grassland on soft cliffs		
<i>Agrostis stolonifera</i>	<i>Dactylis glomerata</i>	<i>Festuca rubra</i>
<i>Anthyllis vulneraria</i>	<i>Daucus carota</i>	<i>Lotus corniculatus</i>
<i>Arrhenatherum elatius</i>	<i>Elytrigia repens</i>	<i>Tussilago farfara</i>

Table 3. Vegetation of hard cliffs: Typical splash zone species on hard cliffs

<i>Ramalina</i> spp.	<i>Verrucaria maura</i>	<i>Xanthoria</i> spp.
Typical crevice and ledge species on hard cliffs		
<i>Anthyllis vulneraria</i>	<i>Asplenium marinum</i>	<i>Armeria maritima</i>
<i>Aster tripolium</i>	<i>Atriplex prostrata</i>	<i>Beta vulgaris</i> ssp. <i>maritima</i>
<i>Catapodium marinum</i>	<i>Cerastium diffusum</i>	<i>Crithmum maritimum</i>
<i>Festuca rubra</i>	<i>Inula crithmoides</i>	<i>Lavatera arborea</i>
<i>Ligusticum scoticum</i>	<i>Limonium</i> spp.	<i>Plantago coronopus</i>
<i>Plantago maritima</i>	<i>Sedum anglicum</i>	<i>Sedum rosea</i>
<i>Silene uniflora</i>	<i>Spergularia rupicola</i>	
Typical coastal heath species		
<i>Calluna vulgaris</i>	<i>Daboecia cantabrica</i>	<i>Empetrum nigrum</i>
<i>Erica cinerea</i>	<i>Erica tetralix</i>	<i>Scilla verna</i>
<i>Ulex gallii</i>	<i>Vaccinium myrtillus</i>	
Typical maritime grassland species on hard cliffs		
<i>Anthyllis vulneraria</i>	<i>Armeria maritima</i>	<i>Crithmum maritimum</i>
<i>Daucus carota</i>	<i>Festuca rubra</i>	<i>Hyacinthoides non-scripta</i>
<i>Plantago coronopus</i>	<i>Plantago maritima</i>	<i>Scilla verna</i>
<i>Sedum anglicum</i>	<i>Silene uniflora</i>	<i>Spergularia rupicola</i>

The target for this attribute is to ensure that the typical flora of vegetated sea cliffs is maintained, as are the range of sub-communities within the different zones.

H) VEGETATION COMPOSITION: NEGATIVE INDICATOR SPECIES

Negative indicator species can include non-native species (e.g. *Hebe* spp., *Carpobrotus edulis*, *Gunnera tinctoria*), species indicative of changes in nutrient status (e.g. *Urtica dioica*) and species not considered to be typical of the habitat (e.g. *Pteridium aquilinum*).

Hottentot fig (*Carpobrotus edulis*) is a popular garden plant from South Africa and an aggressive invader of coastal habitats that poses a serious ecological threat. It forms vast mats to the exclusion of all other plants. The first record for hottentot fig in the wild in Ireland is from Howth Head with an Atlas record for 1962 (Reynolds, 2002) and since then it grew into patches up to 40 metres across – a steady rate of one metre per year. An intensive programme to control and ultimately eradicate hottentot fig at Howth Head was undertaken

by the National Botanic Gardens in 2010 and results have been encouraging with the re-establishment of native species such as golden samphire (*Inula crithmoides*) and rock samphire (*Crithmum maritimum*) occurring in the first year post-treatment (<http://www.botanicgardens.ie/herb/research/carpedul.htm>).

The target for this attribute is that negative indicator species (including non-native species) should make up less than 5% of the vegetation cover.

1) VEGETATION COMPOSITION: BRACKEN AND WOODY SPECIES

Encroachment of bracken (Pteridium aquilinum) and woody/scrub species on cliffs, particularly on maritime grasslands and coastal heath, leads to a reduction in species diversity.

Patches of scrub, mostly hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), willow (*Salix* spp.) and downy birch (*Betula pubescens*), occur in places on the heath (NPWS, 2013).

The target for this attribute is that in the case of maritime grassland and/or heath, bracken should make up less than 10% of the vegetation cover, while woody species should make up no more than 20% of the vegetation cover.'

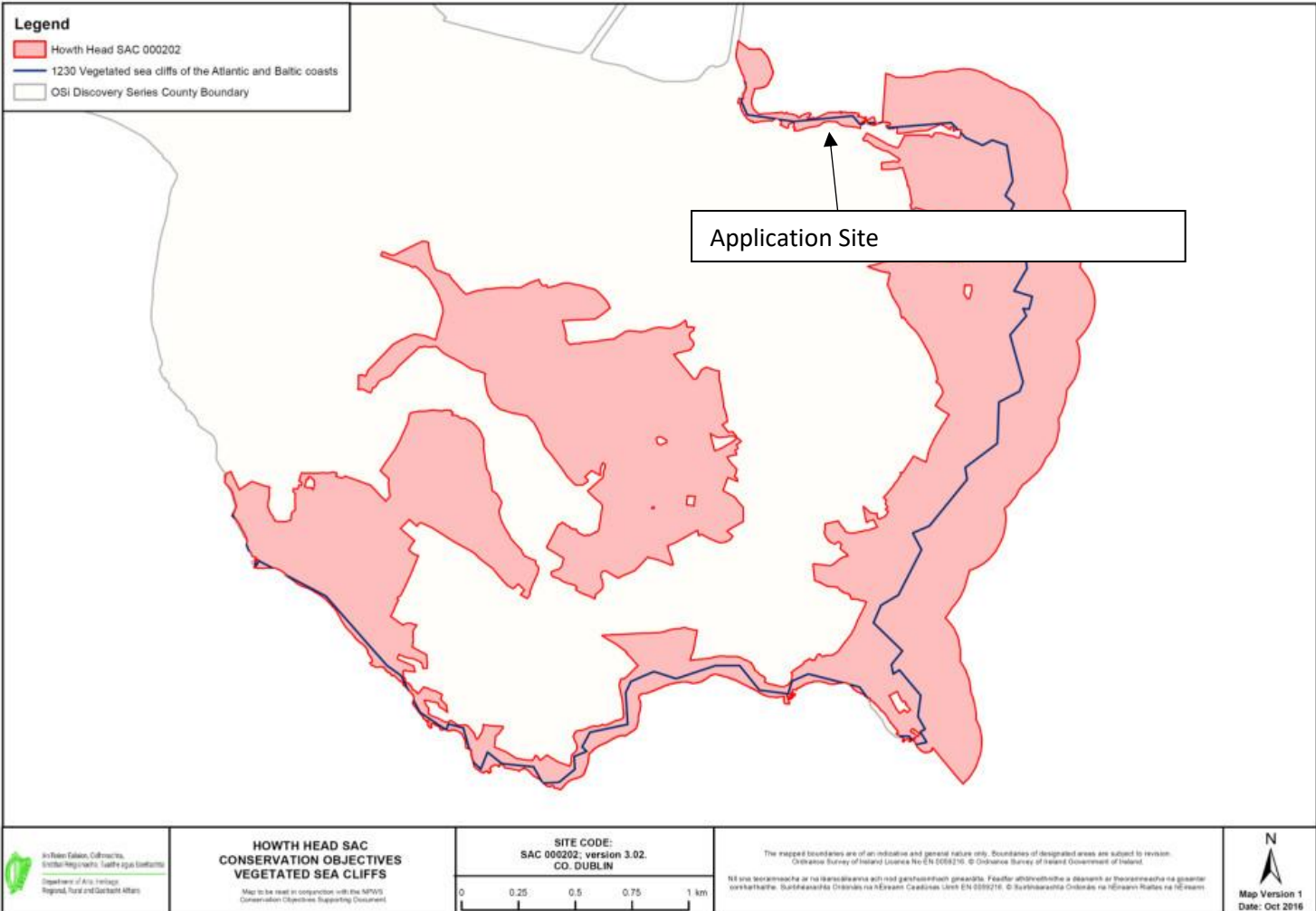


Figure 18. Howth Head SAC Conservation Objectives – Vegetated Sea Cliffs

6.2 Rockabill to Dalkey Island SAC (Site code: 003000)

As outlined in the North Dublin Bay SAC Site Synopsis⁶ (NPWS, Version date 10.02.2014):

'This site includes a range of dynamic inshore and coastal waters in the western Irish Sea. These include sandy and muddy seabed, reefs, sandbanks and islands. This site extends southwards, in a strip approximately 7 km wide and 40 km in length, from Rockabill, running adjacent to Howth Head, and crosses Dublin Bay to Frazer Bank in south Co. Dublin. The site encompasses Dalkey, Muglins and Rockabill islands.

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):*

[1170] Reefs

[1351] Harbour Porpoise (Phocoena phocoena)

*Reef habitat is uncommon along the eastern seaboard of Ireland due to prevailing geology and hydrographical conditions. Expansive surveys of the Irish coast have indicated that the greatest resource of this habitat within the Irish Sea is found fringing offshore islands which are concentrated along the Dublin coast. A detailed survey of selected suitable islands has shown areas with typical biodiversity for this habitat both intertidally and subtidally. Species recorded in the intertidal included *Fucus spiralis*, *Fucus serratus*, *Pelvetia canaliculata*, *Ascophyllum nodosum*, *Semibalanus balanoides* and *Necora puber*. Subtidally, a wide range of species include *Laminaria hyperborea*, *Flustra foliacea*, *Alaria esculenta*, *Halidrys siliquosa*, *Pomatocereos triqueter*, *Alcyonium digitatum*, *Metridium senile*, *Caryophyllia smithii*, *Tubularia indivisa*, *Mytilus edulis*, *Gibbula umbilicalis*, *Asterias rubens*, and *Echinus esculentus*. These reefs are subject to strong tidal currents with an abundant supply of suspended matter resulting in good representation of filter feeding fauna such as sponges, anemones and echinoderms.*

The area selected for designation represents a key habitat for the Annex II species Harbour Porpoise within the Irish Sea. Population survey data show that porpoise occurrence within the site boundary meets suitable reference values for other designated sites in Ireland. The species occurs year-round within the site and comparatively high group sizes have been recorded. Porpoises with young (i.e. calves) are observed at favourable, typical reference values for the species. Casual and effort-related sighting rates from coastal observation stations are significant for the east coast of Ireland and the latter appear to be relatively stable across all seasons. The selected site contains a wide array of habitats believed to be important for Harbour Porpoise including inshore shallow sand and mudbanks and rocky reefs scoured by strong current flow. The site also supports Common Seal and Grey Seal, for which terrestrial haul-out sites occur in immediate proximity to the site. Bottlenosed Dolphins has also occasionally been recorded in the area. A number of other marine mammals have been recorded in this area including Minke, Fin and Killer Whales and Risso's and Common Dolphins. The coastal environment of Co. Dublin is a very significant resource to birds with some nationally and internationally important populations. Of particular note in this site are the large number of terns (Arctic, Common and Roseate) known to use Dalkey Island as a staging area (approx. 2,000) after breeding. Other seabirds commonly seen include Kittiwake, Razorbill, Guillemot, Puffin, Fulmar, Shag, Cormorant, Manx Shearwater, Gannet and gulls. This site is of conservation importance for reefs, listed on Annex I, and Harbour Porpoise, listed on Annex II, of the E.U. Habitats Directive.'

6.3 Howth Head Coast SPA (Site code: 004113)

As outlined in the Howth Head Coast SPA Site Synopsis⁷ (NPWS, Version date 06.12.2011):

'Howth Head is a rocky headland situated on the northern side of Dublin Bay. The peninsula is composed of Cambrian rock of the Bray Group, the most conspicuous component being quartzite. The site comprises the sea cliffs extending from just east of the Nose of Howth to the tip of the Bailey Lighthouse peninsula. The marine area to a distance of 500 m from the cliff base is included within the site.

*The cliffs vary from between about 60 m and 90 m in height, and in places comprise fairly sheer, exposed rock face. Here plants such as Rock Sea-spurrey (*Spergularia rupicola*), Navelwort (*Umbilicus rupestris*), Rock*

⁶ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY003000.pdf>

⁷ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004113.pdf>

Samphire (Crithmum maritimum), English Stonecrop (Sedum anglicum) and Biting Stonecrop (Sedum acre) are found, along with a good diversity of lichen species.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for Kittiwake.

A range of seabird species breed within the Howth Head SPA, including a nationally important population of Kittiwake. A census in 1999 recorded the following species: Fulmar (33 pairs), Shag (12 pairs), Herring Gull (17 pairs), Great Black-backed Gull (5 pairs), Kittiwake (2,269 pairs), Guillemot (663 pairs) and Razorbill (279 pairs). In addition, 39 individual Black Guillemot were counted within the site in May 1998.

The cliffs also support a breeding pair of Peregrine Falcon. The seabird colony at Howth Head has been monitored at intervals since the Operation Seafarer project in 1969/70.

Howth Head Coast SPA is of high ornithological importance as it supports a nationally important population of Kittiwake. It is also a traditional nesting site for Peregrine Falcon, a species that is listed on Annex I of the E.U. Birds Directive. The site is easily accessible and has important amenity and educational value due to its proximity to Dublin City.'

6.3.3. Baseline Ecology and Site Context in relation to Kittiwakes

Kittiwakes breed in nationally significant numbers along the steep sea cliffs of Howth Head, with colonies historically recorded from the Nose of Howth (approximately 550–700 meters west of Tara Hall) to Bailey's Lighthouse (approximately 3 km south) (NPWS, 2024). These cliffs, visible from Balscadden Road and the Howth Cliff Path, provide critical nesting habitat, while Kittiwakes forage in coastal waters of the North-west Irish Sea SPA, relying on fish and marine invertebrates.

The ecological walkover survey (Altemar Ltd., 28th of October 2025) found no Kittiwakes or suitable nesting habitat within the Tara Hall site boundaries. However, the site's proximity to Howth Head Coast SPA (immediately adjacent), in addition to its ecological linkage to the North-west Irish Sea SPA necessitate an assessment of potential disturbance.

6.4 North-west Irish Sea SPA (Site code: 004236)

As outlined in the North-west Irish Sea SPA Site Synopsis⁸ (NPWS, Version date 17.07.2023):

'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

⁸ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004236.pdf>

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 North West 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.'

The Qualifying Interests (QI) (Features of Interest), Special Conservation Interests (SCIs) for the SPA and SAC sites and the National conservation status of the QI of two European sites subject to the NIS are seen in Table 4. The site specific conservation Objectives for European sites are seen in Table 5.

Table 4. Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites

European Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
Special Areas of Conservation (SAC)		
Howth Head SAC (000202)	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	Inadequate Bad
Rockabill to Dalkey Island SAC (003000)	Reefs [1170] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351]	Bad Inadequate
Special Protection Areas (SPA)		
Howth Head Coast SPA (004113)	Kittiwake (<i>Rissa tridactyla</i>) [A188]	Red
North-west Irish Sea SPA (004236)	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] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] 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] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Little Gull (<i>Hydrocoloeus minutus</i>) [A862] Little Tern (<i>Sternula albifrons</i>) [A885]	Amber Amber Amber Amber Amber Amber Red Amber Amber Amber Amber Green Red Amber Amber Amber Red Amber Amber Amber

Table 5. The site specific Conservation Objectives for European sites		
Howth Head SAC (000202)		
Attribute	Attribute	Attribute
Habitat length	Kilometres	Area stable, subject to natural processes, including erosion. Total length of cliff: 8,22 km.
Habitat destruction	Occurrence	No decline, subject to natural processes.
Physical structure: functionality and hydrological regime	Occurrence of artificial barriers	No alteration to natural functioning of geomorphological or hydrological processes, including groundwater quality, due to artificial structures.
Vegetation structure: zonation	Occurrence	Maintain range of sea cliff habitat zonations including transitional zones, subject to natural processes and including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation composition: typical species and subcommunities	Percentage cover at a representative number of monitoring stops	Maintain range of subcommunities with typical species listed in the Irish Sea Cliff Survey (Barron et al., 2011)
Vegetation composition: negative indicator species	Percentage	Negative indicator species (including non-natives) to represent less than 5% cover
Vegetation composition: bracken and woody species	Percentage	Cover of bracken (<i>Pteridium aquilinum</i>) on grassland and/or heath less than 10%. Cover of woody species on grassland and/or heath less than 20%
European dry heaths [4030]		
Habitat area	Hectares	Area stable or increasing, subject to natural processes
Habitat distribution	Occurrence	No decline, subject to natural processes
Ecosystem function: soil nutrients	Soil pH and appropriate nutrient levels at a representative number of monitoring stops	Maintain soil nutrient status within natural range
Community diversity	Abundance of variety of vegetation communities	Maintain variety of vegetation communities, subject to natural processes
Vegetation composition: lichens and bryophytes	Number of species at a representative number of 2m x 2m monitoring stops	Number of bryophyte or non-crustose lichen species present at each monitoring stop is at least three, excluding <i>Campylopus</i> and <i>Polytrichum</i> mosses
Vegetation composition: number of positive indicator species	Number of species at a representative number of 2m x 2m monitoring stops	Number of positive indicator species present at each monitoring stop is at least two
Vegetation composition: cover of positive indicator species	Percentage cover at a representative number of 2m x 2m monitoring stops	Cover of positive indicator species at least 50% for siliceous dry heath and 50- 75% for calcareous dry heath
Vegetation composition: dwarf shrub composition	Percentage cover at a representative number of 2m x 2m monitoring stops	Proportion of dwarf shrub cover composed collectively of bog-myrtle (<i>Myrica gale</i>), creeping willow (<i>Salix repens</i>) and western gorse (<i>Ulex gallii</i>) is less than 50%
Vegetation composition: negative indicator species	Percentage cover at a representative number of 2m x 2m monitoring stops	Total cover of negative indicator species less than 1%
Vegetation composition: nonnative species	Percentage cover at, and in local vicinity of, a representative number of 2m x 2m monitoring stops	Cover of non-native species less than 1%
Vegetation composition: native trees and shrubs	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of scattered native trees and shrubs less than 20%
Vegetation composition: bracken	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of bracken (<i>Pteridium aquilinum</i>) less than 10%
Vegetation composition: soft rush	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of soft rush (<i>Juncus effusus</i>) less than 10%

Vegetation structure: senescent ling	Percentage cover at a representative number of 2m x 2m monitoring stops	Senescent proportion of ling (<i>Calluna vulgaris</i>) cover less than 50%
Vegetation structure: signs of browsing	Percentage of shoots browsed at a representative number of 2m x 2m monitoring stops	Less than 33% collectively of the last complete growing season's shoots of ericoids showing signs of browsing
Vegetation structure: burning	Occurrence in local vicinity of a representative number of monitoring stops	No signs of burning in sensitive areas
Vegetation structure: growth phases of ling	Percentage cover in local vicinity of a representative number of monitoring stops	Outside sensitive areas, all growth phases of ling (<i>Calluna vulgaris</i>) should occur throughout, with at least 10% of cover in the mature phase
Physical structure: disturbed bare ground	Percentage cover at, and in local vicinity of, a representative number of 2m x 2m monitoring stops	Cover of disturbed bare ground less than 10%
Indicators of local distinctiveness	Occurrence and population size	No decline in distribution or population sizes of rare, threatened or scarce species associated with the habitat
Rockabill to Dalkey Island SAC (003000)		
Attribute	Attribute	Attribute
Reefs [1170]		
Habitat area	Hectares	The permanent area is stable or increasing, subject to natural processes.
Habitat distribution	Occurrence	Distribution is stable or increasing, subject to natural processes.
Community structure	Occurrence of artificial barriers	Conserve the following community types in a natural condition: Intertidal reef community complex; and Subtidal reef community complex.
Harbour porpoise [1351]		
Access to suitable habitat	Number of artificial barriers	Species range within the site should not be restricted by artificial barriers to site use.
Disturbance	Level of impact	Human activities should occur at levels that do not adversely affect the harbour porpoise community at the site
Howth Head Coast SPA (004113)		
Attribute	Measure	Target
Kittiwake (<i>Rissa tridactyla</i>) [A188]		
Breeding population size	Number of Apparently Occupied Nests (AON)	Long term SPA population trend is stable or increasing
Productivity rate	Number of fledged young per breeding pair	Sufficient to maintain a stable or increasing population
Distribution: extent of available nesting options within the SPA	Numbers and spatial distribution	Sufficient availability of suitable nesting sites throughout the SPA to maintain a stable or increasing population
Forage spatial distribution, extent, abundance and availability	Location and hectares, and forage biomass	Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target
Disturbance at the breeding site	Intensity, frequency, timing and duration	Disturbance occurs at levels that do not significantly impact on birds at the breeding site
Barriers to connectivity	Number; location; shape; area (hectares)	Barriers do not significantly impact the population's access to the SPA or other ecologically important sites outside the SPA
North-west Irish Sea SPA (004236)		
Attribute	Measure	Target
Great Black-backed Gull (<i>Larus marinus</i>) [A187] & Little Gull (<i>Hydrocoloeus minutus</i>) [A862]		
Non-breeding population size	Number	No significant decline

Spatial distribution	Hectares, time and intensity of use	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Forage spatial distribution, extent and abundance	Location and hectares, and forage biomass	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Disturbance across the site	Intensity, frequency, timing and duration	The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution
Barriers to connectivity and site use	Number; location; shape; area (hectares)	The number, location, shape and area of barriers do not significantly impact the wintering population's access to the SPA or other ecologically important sites outside the SPA
Kittiwake (<i>Rissa tridactyla</i>) [A188]		
Population size	Number	Long term SPA population trend is stable or increasing
Productivity rate	Number of fledged young per breeding pair	Sufficient to maintain a stable or increasing population
Spatial distribution	Hectares, time and intensity of use	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Forage spatial distribution, extent, abundance and availability	Location and hectares, and forage biomass	Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target
Disturbance at the breeding site	Intensity, frequency, timing and duration	The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution
Barriers to connectivity	Number; location; shape; area (hectares)	The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA
Roseate Tern (<i>Sterna dougallii</i>) [A192], Common Tern (<i>Sterna hirundo</i>) [A193], Arctic Tern (<i>Sterna paradisaea</i>) [A194], Little Tern (<i>Sterna albifrons</i>) [A195], & Puffin (<i>Fratercula arctica</i>) [A204]		
Breeding population size	Number	No significant decline
Spatial distribution	Hectares, time and intensity of use	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Forage spatial distribution, extent, abundance and availability	Location and hectares, and forage biomass	Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target
Disturbance across the site	Intensity, frequency, timing and duration	The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution
Barriers to connectivity	Number; location; shape; area (hectares)	The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA
Guillemot (<i>Uria aalge</i>) [A199] & Razorbill (<i>Alca torda</i>) [A200]		
Population size	Number	No significant decline
Spatial distribution	Hectares, time and intensity of use	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Forage spatial distribution, extent, abundance and availability	Location and hectares, and forage biomass	Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target
Disturbance at the breeding site	Intensity, frequency, timing and duration	The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution
Barriers to connectivity	Number; location; shape; area (hectares)	The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA

7. Analysis of the Potential Impacts

The content of this application for substitute consent is as follows:

(i)The retention of demolition at lower ground floor, ground floor and first floor levels and the substantially constructed part two/part three storey extension at the north elevation of the existing dwelling and a new on-site Sepcon wastewater treatment plant with sand polishing filter, and percolation area.

7.1 Construction Impacts

Retention Permission

No construction or demolition impacts are foreseen as part of the retention permission element of this project as these works have already been carried out. Impacts which had the potential to occur during the works, in the absence of mitigation, are outlined in Table 6.

Designated European Sites

The application site is directly adjacent to, and partially within two designated conservation sites (Howth Head SAC & Howth Head Coast SPA). A potential indirect pathway exists via surface water drainage to the nearby European sites (Rockabill to Dalkey Island SAC and North-west Irish Sea SPA). In the absence of mitigation, the construction of the project would have potentially impacted on the surface water network and through silt laden runoff and pollution entering the surface water system and being discharged from the site to the marine environment, which in a worst-case scenario, could cause habitat degradation. There was also the potential for disturbance to seabirds who may have been nesting on cliff areas within the vicinity of the site. Impacts caused by the spread of invasive species have been ruled out following the site visit by Altamar. These potential construction impacts on European sites are seen in Table 6. Runoff during site clearance, re-profiling, and the construction of project elements including the drainage network, could enter the Howth Head SAC and Howth Head Coast SPA given their immediate proximity. Compliance with the Water Pollution Acts, standard construction phase mitigation (including measures to ensure no invasive species are introduced to the site and to limit disturbance to QI bird species of Howth Head Coast SPA and North-West Irish Sea SPA) and monitoring would be seen as the primary method of ensuring no significant impact on designated conservation sites.

7.2 Operational Impacts

The overall development on site has been paused pending receipt of the relevant planning consents. Onsite drainage is connected to separate foul and surface water systems. Prior to the works, both foul and surface water discharged to the cliff face outfall. There is therefore an overall improvement in the drainage strategy and in the quality of the water leaving the site.

8. Mitigation Measures and Monitoring

As the application for substitute consent relates to works that have already been carried out, there are no construction mitigation measures proposed other than those already followed by the contractor. Operational measures have been implemented since the completion of the works. These measures are outlined in Table 7 below. Pending receipt of the relevant planning consents, work on site has been paused and it is being actively monitored to ensure dust, debris or any construction related material will not impact the integrity of the features of interest of European Sites.

Table 6. Potential impacts on European sites.

Potential for adverse effects on the qualifying interests and conservation objectives of European sites		
European Site & Site Code	Qualifying Interests	Potential for Adverse Effects
Howth Head SAC (000202)	Vegetated sea cliffs of the Atlantic and Baltic Coasts [1230] European dry heaths [4030]	As can be seen from the site pictures in Section 4, the subject site is within Howth Head SAC, but the Vegetated Sea Cliffs and Dry Heath are located outside of the works area beyond the stone retaining wall to the west of the site. The features of interest are therefore outside the site outline (ownership) but also on the vertical cliff slopes beside the site. In the absence of control measures, dust and contaminated ground / surface water runoff on site during construction works had the potential to introduce silt or contaminated materials from site into the adjacent SAC. No evidence of impacts on the SAC was noted during the Altamar site visit. Given the nature of the construction works, the potential effects would have been localised in nature and restricted to the immediate vicinity of the site. Given the nature of the potential effects outlined above, the construction works had the potential to impact on the following attributes of Howth Head QIs: 1) Habitat area, Habitat distribution, Physical structure: functionality and hydrological regime, Vegetation structure: zonation, Vegetation structure: vegetation height, Vegetation composition: typical species and subcommunities, Vegetation composition: negative indicator species, Vegetation composition: bracken and woody species -<i>Vegetated sea cliffs of the Atlantic and Baltic coasts</i> [1230]. 2) Habitat area, Habitat distribution, Ecosystem function: soil nutrients, Community diversity, Vegetation composition: lichens and bryophytes, Vegetation composition: number of positive indicator species, Vegetation composition: cover of positive indicator species, Vegetation composition: dwarf shrub composition, Vegetation composition: negative indicator species, Vegetation composition: nonnative species, Vegetation composition: native trees and shrubs, Vegetation composition: bracken, Vegetation composition: soft rush, Vegetation structure: senescent ling, Vegetation structure: signs of browsing, Vegetation structure: burning, Vegetation structure: growth phases of ling, Physical structure: disturbed bare ground, Indicators of local distinctiveness – <i>European dry heaths</i> [4030] The mitigation measures outlined were carried out to ensure that no silt or pollution entered the Howth Head SAC from the construction of the project that could have created localised pollution. Mitigation measures were required to ensure that surface water runoff was clean and uncontaminated before reaching the SAC.

Table 6. Potential impacts on European sites.

Potential for adverse effects on the qualifying interests and conservation objectives of European sites		
European Site & Site Code	Qualifying Interests	Potential for Adverse Effects
		In the absence of mitigation measures, dust, surface water and other pollutants may have entered the SAC during strong winds, heavy rain (via surface water) and specific aspects of the proposed project e.g. demolition, excavations, storage of materials and removal of soil on site. However, even in the absence of construction phase controls the proposed impact would be minor, temporary and dust level would not significantly impact on the Vegetated sea cliffs of the Atlantic and Baltic Coasts [1230] & European dry heaths [4030]. However, based on the precautionary principle, construction phase mitigation measures were in place to ensure that the SAC was not impacted. Out of an abundance of caution, mitigation measures were in place to prevent impacts on the Howth Head SAC as outlined in Table 7.
Rockabill to Dalkey Island SAC (003000)	Reefs [1170] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351]	Given the scale of the project, works carried out and based on the site visit, no significant effects on the SAC would be expected to have occurred from the works carried out on site. In line with the precautionary principle, in the absence of mitigation measures, dust, surface water and other pollutants may enter the SAC during strong winds, heavy rain (via surface water) and specific aspects of the works e.g. demolition, excavations, storage of materials and removal of soil on site. There was also the potential for disturbance to the Harbour Porpoise that may use waters near the subject site. Given the nature of the construction works, the outlined potential effects would have been localised in nature and restricted to the immediate vicinity of the site. It is noted that Harbor Porpoise (<i>Phocoena phocoena</i>) is a mobile marine mammal whose feeding and breeding habitat would not be confined to the boundary of the SAC and so this mammal would likely forage within the waters closer to the subject site. Out of an abundance of caution, given the nature of the potential effects outlined above, the construction works had the potential to impact on the following attributes of the Rockabill to Dalkey Island SAC QIs: 1) Access to suitable habitat 2) Disturbance Mitigation measures were required to limit the effect of the project on the qualifying interests of this SAC.
Howth Head Coast SPA (004113)	Kittiwake (<i>Rissa tridactyla</i>) [A188]	Kittiwake was not recorded onsite or within the vicinity of the site during the 2025 site visit by Altamar Ltd. Kittiwake has been recorded within the NBDC 10 and 2km grid squares as per NBDC 2024 records. An ecological survey by Altamar Ltd. confirmed the absence of Kittiwakes within the site boundary. The cliffs primarily used

Table 6. Potential impacts on European sites.

Potential for adverse effects on the qualifying interests and conservation objectives of European sites		
European Site & Site Code	Qualifying Interests	Potential for Adverse Effects
		by nesting seabirds including the Kittiwake extend from the Nose of Howth to Bailey's lighthouse along the Howth Head Coast SPA. The Nose of Howth, the nearest cliff area is approximately 600-700m meters east of the subject site at Tara Hall based on NPWS (2024) Conservation Objectives for Howth Head Coast SPA (004113), Version 1, and topographic mapping (Ordnance Survey Ireland, reviewed May 2026). The cliffs stretch southwards to Bailey's Lighthouse, approximately 3 km from the Nose of Howth. According to NPWS (2024), the Kittiwake's nesting distribution depends on the number and area of suitable cliff habitats within the SPA, typically offshore islands, sea stacks, or inaccessible coastal mainland, with suitability varying over time, affecting their spatio-temporal use. Based on the works done to date involving demolition and construction, there was limited potential for effects on Kittiwake based on the minor nature of the works using hand tools and the likely absence of Kittiwakes from the coastal areas adjacent to the site. However, out of an abundance of caution, mitigation measures which would reduce the potential for disturbance to seabirds were in place as outlined in Table 7. There was the potential for contaminated surface water to impact on the water quality locally including within the marine environment, which could effect prey resources and as such indirectly impact on Kittiwake populations. Given the limited nature of the works near the cliff edge and construction being carried out by hand there is limited potential for effects on kittiwake. Construction took place during daylight hours and was confined to the site boundary. No artificial lighting was used at nighttime and there was no construction activity within the SPA. Disturbance to Kittiwakes during construction activities is unlikely to have occurred. There is the potential for impacts on the following attributes of the QI species Kittiwakes from habitat degradation via surface water impacts: 1) Breeding population size, Productivity rate, Distribution: extent of available nesting options within the SPA, Forage spatial distribution, extent, abundance and availability, Disturbance at the breeding site, Disturbance at areas ecologically connected to the colony, Barriers to connectivity. Therefore, out of an abundance of caution, mitigation measures were required.
North-west Irish Sea SPA (004236)	Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003]	An ecological survey by Altemar Ltd. confirmed the absence of any birds listed as QI species of this SPA within the site boundary.

Table 6. Potential impacts on European sites.

Potential for adverse effects on the qualifying interests and conservation objectives of European sites		
European Site & Site Code	Qualifying Interests	Potential for Adverse Effects
	Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] 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] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Little Gull (<i>Hydrocoloeus minutus</i>) [A862] Little Tern (<i>Sternula albifrons</i>) [A885]	There was the potential for contaminated surface water to impact on the water quality locally including within the marine environment, which could effect prey resources and as such indirectly impact on seabird populations. However, there was the potential for contaminated surface water to impact on the water quality locally including within the marine environment, which could affect prey resources and as such indirectly impact on QI Species populations. There was the potential for impacts on the following QI bird species from habitat degradation via surface water impacts: Red-throated Diver (<i>Gavia stellata</i>) [A001] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Great Northern Diver (<i>Gavia immer</i>) [A003] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Fulmar (<i>Fulmarus glacialis</i>) [A009] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Manx Shearwater (<i>Puffinus puffinus</i>) [A013] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Cormorant (<i>Phalacrocorax carbo</i>) [A017] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Herring Gull (<i>Larus argentatus</i>) [A184] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Great Black-backed Gull (<i>Larus marinus</i>) [A187] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Kittiwake (<i>Rissa tridactyla</i>) [A188] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Roseate Tern (<i>Sterna dougallii</i>) [A192] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Common Tern (<i>Sterna hirundo</i>) [A193] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Arctic Tern (<i>Sterna paradisaea</i>) [A194] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Guillemot (<i>Uria aalge</i>) [A199] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Razorbill (<i>Alca torda</i>) [A200] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026)

Table 6. Potential impacts on European sites.		
Potential for adverse effects on the qualifying interests and conservation objectives of European sites		
European Site & Site Code	Qualifying Interests	Potential for Adverse Effects
		Puffin (<i>Fratercula arctica</i>) [A204] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Little Gull (<i>Hydrocoloeus minutus</i>) [A862] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Little Tern (<i>Sternula albifrons</i>) [A885] – recorded within the NBDC 10 and 2km grid square (NBDC, 2026) Therefore, out of an abundance of caution, mitigation measures were required.

Table 7. Mitigation Measures that were in place during the works		
Sensitive Receptors	Potential Impacts	Mitigation measures
Howth Head SAC Rockabill to Dalkey Island SAC Howth Head Coast 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. • Disturbance to nesting Kittiwake populations	<u>Construction Mitigation</u> RoeSavin Construction (contractor who carried out the works) were consulted to determine the construction methodology used during the works. The following construction methodology mitigation was in place: • All demolition and removal was carried out by hand. The nature of the ground didn't allow for access with any heavy machinery. • All of the walls were built in stone and therefore most of the demolition rubble was used on site to make up ground for the percolation area (approx. 1m high over an area of 150sqm). • Some stone was also salvaged and used to clad the walls around the septic tanks. The remaining rubble was disposed of into skips. • A distance of 1m was kept from the boundary wall at all times during the works as shown in the photographs below. • All materials were stored in the paved area to the west. <u>Drainage</u> As part of the works, the surface water drainage system has been upgraded. All of the previous drains have been pulled up and new ones have been installed. The newly installed surface water drains follow approximately the same routes as the older drains. SuDS (Sustainable Drainage Systems) measures, in accordance with Fingal County Councils best practice (Blue Green Infrastructure, 2020 edition) and Ciria 753 SuDS Manual, 2015 are employed throughout the site to provide treatment for 90% of hard surfaces on the site. The remaining hard surfaces at the lower levels relate to steps in the garden that runoff to the grassed areas as before. The surface water will discharge through the existing pipework from SMH2 to the sea outfall and is now dedicated to the treated surface water runoff from the site. No surface water is permitted to enter the foul water system and all building drainage works, constructed in 100 / 150 mm uPVC pipework are to be constructed to Technical Guidance Document H – Drainage, of the Building Regulations. Onsite drainage is connected to separate foul and surface water systems. Prior to the works, both foul and surface water discharged to the cliff face outfall. There is therefore an overall improvement in the drainage strategy and in the quality of the water leaving the site.

		<u>Dust, Dirt & Noise Control</u> The following are techniques and methods which are widely used currently throughout the construction industry and which were in place during the construction works, as outlined by the construction contractor: 1. The paved areas within the site are all surfaced, and no dust is anticipated arising from unsealed surfaces. 3. Footpaths immediately around the site can be cleaned by hand regularly, with damping, as necessary. 4. High level walkways and surfaces such as scaffolding can be cleaned regularly using safe 'wet' methods, as opposed to dry methods. 5. Vehicle waiting areas or hard standings can be regularly inspected and kept clean by brushing or vacuum sweeping and will be regularly sprayed to keep moist, if necessary. 7. Netting can be provided to enclose scaffolding in order to mitigate escape of air borne dust from the existing and new buildings. 8. Vehicles and equipment shall not emit black smoke from exhaust system, except during ignition at start up. 9. Engines and exhaust systems should be maintained so that exhaust emissions do not breach stationary emission limits set for the vehicle / equipment type and mode of operation. 10. Servicing of vehicles and plant should be carried out regularly, rather than just following breakdowns. 11. Internal combustion plant should not be left running unnecessarily. 12. Exhaust direction and heights should be such as not to disturb dust on the ground and to ensure adequate local dispersal of emissions. 13. Where possible fixed plant such as generators should be located away from residential areas. 14. The number of handling operations for materials will be kept to a minimum in order to ensure that dusty material is not moved or handled unnecessarily. Other procedures that can be observed to reduce dust and noise emissions are: 1. The transport of dusty materials and aggregates should be carried out using covered / sheeted lorries. 2. Material handling areas should be clean, tidy, and free from dust. 3. Vehicle loading should be dampened down and drop heights for material to be kept to a minimum. 4. Drop heights for chutes / skips should be kept to a minimum. 5. Dust dispersal over the site boundary should be minimised using static sprinklers or other watering methods, as necessary. 6. Stockpiles of materials should be kept to a minimum and if necessary, they should be kept away from sensitive receptors such as residential areas etc. 7. Stockpiles where necessary, should be sheeted or watered down. 8. Methods and equipment should be in place for immediate clean-up of spillages of dusty material. No burning of materials will be permitted on site.
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		2. Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer. 3. Use all plant and equipment only for the tasks for which it has been designed. 4. Shut down all plant and equipment in intermittent use in the intervening periods between work or throttle down to a minimum. 5. Power all plant by mains electricity where possible rather than generators. 6. Maximise screening from existing features or structures and employ the use of partial or full enclosures for fixed plant. 7. Locate movable plant away from noise sensitive receptors where possible 8. All plant operators to be qualified in their specific piece of plant. 9. Compressors and generators will be sited in areas least likely to give rise to nuisance where practicable. <u>Vehicle activity:</u> 1. Ensure all vehicle movement (on-site) occur within normal working hours. (Other than where extension of work requiring such movements has been granted in cases of required road closures or for health and safety reasons). 2. Plan deliveries and vehicle movements so that vehicles are not waiting or queuing on the public road, if unavoidable engines should be turned off. 3. Plan the site layout to ensure that reversing is kept to a minimum. 4. Where reversing is required use broadband reverse sirens or where it is safe to do so disengage all sirens and use banks-men. 5. Rubber/neoprene or similar non-metal lining material matting to line the inside of material transportation vehicles to avoid first drop high noise levels. 6. Public roads are to be kept free from soil and debris originating from the site. <u>Runoff Pollution and Sediment Control</u> 1. Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds well away from the watercourse/ditches. Refuelling of machinery, etc., will be carried out in bunded areas. 2. Runoff from machine service and concrete mixing areas will not enter the watercourse. 3. Stockpile areas for sands and gravel will be kept to minimum size, well away from the watercourses/sea. 4. Runoff from the above will only be routed to the watercourse/sea via suitably designed and sited settlement ponds/filter channels. <u>Operational Mitigation</u> An Ecological Clerk of Works was appointed (Altemar Ltd.) to carry out a site investigation to determine the potential impacts on European Sites (North-west Irish Sea SPA, Howth Head SAC and Howth Head Coast SPA) of the works
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		undertaken. No construction works have taken place within Howth Head SAC or Howth Head Coast SPA based on the site visit by Altamar, and it is concluded that no significant effects are likely to have occurred on any European site. The drainage system was inspected and is functioning as intended. There are no silt or contaminants currently leaving the site in its present form. <u>Compensatory Measures for the Remainder of the Works</u> A Preliminary Construction, Demolition and Waste Management Plan has been prepared by RoeSavin Construction which will be implemented during the completion of the site works, and is submitted with the associated application for the completion of the works. Additionally, a Engineers Report has also been prepared by RoeSavin Construction which outlines in full the drainage measures currently in place and to be implemented during the completion of works, including details on SuDS measures and foul water treatment via onsite WWTP and percolation areas, and is submitted with the associated application for the completion of the works.
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9. Adverse Effects on the conservation objectives of European sites likely to occur from the project

A robust series of standard construction & operational mitigation measures were in place during the works. These would ensure that water entering the marine environment was/is clean and uncontaminated. However, given the proximity of numerous sensitive receptors and European sites, it should be noted that the early implementation of ecological supervision on site as works resume is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation.

With the successful implementation of standard mitigation measures to limit surface water impacts on the marine environment, that dust levels were controlled onsite and that operational measures are in place to prevent pollution (as inspected by Altemar Ltd), no significant impacts on European sites are expected to have occurred, or are occurring, from the construction or operation (retention) of the proposed project. Residual impacts of the project will be localised to the immediate vicinity of the proposed works.

The construction and operational mitigation in place for the development satisfactorily addresses the mitigation of potential impacts on European sites through the application the standard construction and operational phase controls as outlined above. Residual impacts of the proposed project will be localised to the immediate vicinity of the subject site and would not adversely affect the integrity of designated sites.. No significant adverse impacts on the conservation objectives of European sites are likely from the retention elements of this project.

9.1 In-Combination Effects

A search of the Fingal County Council planning enquiry systems (<https://www.eplanning.ie>), was carried out in May 2026. Finalised applications lodged within the vicinity of the proposed development within the last 5 years were examined. 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' portal⁹:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
F21A/0462	2 Nashville Park, Howth, Co Dublin, D13 RV10	(1) The demolition of the existing two storey house; (2) the construction of two no. two and a half storey dormer detached houses with first floor balconies to the rear; (3) a shared vehicular access from Nashville Park, car-parking spaces, private open space and communal open space to the front, boundary walls and fencing, landscaping and all site development works including drainage and SuDs.
F21A/0540	Kilrock House, Kilrock Road, Howth, Co Dublin	Permission for the removal of an existing aluminium conservatory and its replacement with a new sun room of matching dimensions at Kilcock House, Kilrock Road, Howth, Co Dublin, a Protected Structure RPS NO. 0598.
F24A/0015	Osprey, Kilrock Road, Howth, Co. Dublin	The proposed development will consist of modifications to the plans previously granted permission under Reg. Ref F19A/0405 (and on appeal under 307006-20). It includes (i) the addition of a setback third floor containing 1 no. 4 bedroom penthouse apartment with balcony; (ii) minor modifications, including rear and side extension to the second floor to accommodate 1 no. 2 bedroom and 1 no. 3 bedroom apartment; (iii) 2 no. additional car parking spaces, (iv) extension of permitted basement to accommodate storage and bicycle parking for residents; and (v) associated site, landscaping and engineering works to facilitate the development. The proposed addition will result in an increase of 1 no. apartment, such that the proposed scheme contains 9 no. apartments with a 4-storey building over basement. The application is accompanied by a Natura Impact Statement.
F21A/0368	Howth Fishery Harbour Centre, Howth, Co. Dublin	Proposed development works will consist of the following; (i) Dredging of the harbour. (ii) Stabilisation of dredge material. (iii) Reclamation of land on the west side of the West Pier using dredge material. (iv) Construction of an embankment and rock armour revetment around the perimeter of the reclaimed area. (v) Landscaping of the reclaimed area and provision of pavements, including footways, roadways and parking areas. (vi) Construction of a slipway access to the water. (vii) Provision of storage areas for harbour activities; and (viii) Provision of services, including surface water drainage, mains water supply, lighting, and associated underground ducting. The proposed development consists of work to the West Pier at Howth FCC, a protected structure (RPS 0595b/NIAH 11359040)). The proposed development will require an Industrial Emissions (IE) licence or waste licence from the Environmental Protection Agency. An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. AI received 2/6/2022

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

Ref. No.	Address	Proposal
		AI deemed significant ** Revised public notices received 13/6/2022
F22A/0372	Deer Park Hotel & Golf, Deer Park, Howth, Co. Dublin (within the grounds of Howth Estate, Deer Park, Howth, Co. Dublin).	The development will consist of the demolition of the existing "Deer Park Hotel" building and all associated structures; and the construction of 1 No. 4 storey building including lower ground floor (Gross Floor Area of c.10,833m2 plus ancillary plant), and consisting of: 1 No. hotel comprising 142 No. bedrooms at 1st to 3rd floor levels incorporating balconies/terraces; a bar, restaurant, gym/spa facility including swimming pool, retail use and back of house facilities at ground floor; meeting rooms, bar and function area at lower ground floor; a restaurant and bar including external dining areas at 3rd floor; photovoltaic panels and sedum roof at roof level and 1 No. ESB substation at ground floor level. A new vehicular access, beginning north of St. Mary's Church (a Protected Structure, RPS Ref. 0594) to proposed hotel, the provision of 170 No. space car park to south of proposed hotel; and all associated hard and soft landscape and boundary treatment works, provision of SUDS measures, associated lighting, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground. AI received 6/6/2023 Re-Activated Appeal First Party Submission Received dated 17/11/2025. Response Due - 10/12/2025
F22A/0046	Howth Castle, Howth Road, Co. Dublin, D13 EH73	Protected Structures (Ref: 0556 and 0557) and within an Architectural Conservation Area. WSHI Ltd. and the Michal J Wright Group intend, in summary, to apply for planning permission to refurbish, redevelop, conserve, and change the use of part of the existing Howth Castle buildings, Stable Block and Attendant lands. The development proposed involves the demolition of some farm buildings, the refurbishment and construction of new buildings, and a change of use of part of the lower and upper ground floors of the castle and adjoining stable block and stable yard from primarily residential use to hospitality and tourist retail use. All of the reimagined, and new, areas will be under the control of a single management company which will be set up to manage the existing castle, stable areas and surrounding attendant lands. The breakdown of the overall development is as follows:- The Castle: Maintenance, refurbishment and minor conservation works as well as continuation of existing maintenance program for castle; change of use of upper ground floor of main castle building to tea rooms and reception area; conversion of rooms at lower ground floor to rest rooms, kitchens and storage areas. Provision of outdoor lift from ground to upper ground floor terrace. (There are no works or changes to all other floors of the castle other than a fire upgrade.) The Castle Stable Area: Change of use of ground floor of stables to artisan retail and café use and the construction of new rest rooms; erection of central covered pavilion for restaurant use with new kitchen area; renovation of original entrance through existing clock tower. Development also involves repairs to existing roofs and walls. The Castle Grounds (Part): Demolition of some farm buildings and retention and refurbishment of existing historical farm buildings; Reconfiguration of new entrance/ exit at 19th century gates to castle grounds; the creation of new access road to proposed new car and coach parking area and overflow car park; the creation of an assortment of recreational areas including a plant nursery, playground, picnic areas; erect temporary marquee and ancillary facilities for wedding events; pedestrianisation of areas around the Castle. Reopening and extension of existing historical cul de sac road past St. Marys Church and creation of new access road to Golf buildings which bypasses the front of the castle

Ref. No.	Address	Proposal
		and links back to existing road; open pedestrian entrance from The Howth Road. Other: The overall development also involves localised landscaping, the creation of new connections to the foul sewer and provision of attenuation as per SUDs, and all site works associated with the proposed development, all on a site of 6.89 ha. all at Howth Castle, Howth Road, Howth, Co. Dublin, D13EH73. A Natura Impact Statement has been prepared in respect of the proposed development. AI received 21/12/22
F25A/0626E	Dawn View, Balscadden Road, Howth, Co. Dublin, D13W229 (directly adjacent to subject site)	The proposed development will consist of the demolition of the existing one and a half storey detached dwelling, known as 'Dawn View' and its single storey detached garage, and the construction of a replacement single-storey, 4-bedroom dwelling with a pergola to the east and west of the house, a detached single storey garage with pergola, a new on-site wastewater treatment system, landscaping, boundary treatment (including providing replacement gates to the eastern vehicular entrance and the blocking up of the western gates) and all associated ancillary works necessary to facilitate the proposed development. A Natura Impact Statement (NIS) has been prepared and is submitted to the planning authority with the application. Additional Information Received 6th October 2025 Significant Additional Information Received 9/10/2025
F24A/0605E	Grattan Lodge, Balscadden Road, Howth, Co. Dublin, D13 FX39 (directly adjacent to subject site)	(i) demolition of existing shed and internal and external removal/demolitions to existing house to accommodate the construction of 1 no. single storey flat roof extension at first floor level, to the western/southern elevations of the existing two storey 3 bed dwelling to accommodate new kitchen/living area, pantry and stair core; (ii) internal amendments to the layout of the dwelling to provide for a 3 bedroom, 6 person dwelling; (iii) provision of an under croft garage/shed to the east of the main dwelling at ground floor level; (iv) provision of landscaping to the front garden area to provide screening; (v) removal of existing chimney located to the rear of the existing roof; and (vi) all ancillary work, inclusive of boundary treatments, landscaping, and SuDS, necessary to facilitate the development. This planning application is accompanied by a Natura Impact Statement'.

For the purposes of this assessment, the following two planning applications were considered given their proximity to the subject site and the similar nature of the works proposed and completed:

In relation to planning application reg ref. F25A/0626E, an Appropriate Assessment Screening and separate Natura Impact Statement was prepared by Openfield Ecological Services to accompany the planning application. The Natura Impact Statement concluded with the following:

'Following the Screening for AA, it is concluded that significant effects to the Howth Head SAC and Howth Head Coast SPA could not be ruled out. Specifically, this may arise from the impact to marine and coastal habitats from direct disturbance, pollution during the construction phase as well as the spread of invasive species. Arising from this assessment, mitigation has been proposed. With the implementation of these measures adverse effects to the integrity of Natura 2000 sites will not occur. This conclusion is based on best scientific knowledge.'

In relation to planning application reg ref. F24A/0605E, an Appropriate Assessment Screening and Natura Impact Statement was prepared by Veon Ecology to accompany the planning application. The Natura Impact Statement concluded with the following:

'The NIS concludes that, with best practice and mitigation measures (Section 6), the proposed development at Grattan Lodge will not adversely affect the integrity of these European sites. Key findings include:

- *Surface Water Management: Discharge is routed via SuDS (blue/green roofs, permeable paving) to Balscadden Road's drainage and the sea, with no groundwater infiltration due to solid rock (BMCE, 18 February 2025; Section 6.2.13), preventing marine pollution affecting Kittiwake prey.*
- *Foul Water Management: Connection to Balscadden Tower Wastewater Pumping Station and Ringsend WWTP entails no capacity increase or risk to Designated Sites (Uisce Éireann, 20 February 2025; Section 6.2.13).*
- *Disturbance Mitigation: The Kittiwake (*Rissa tridactyla*), nesting 600–700m east (NPWS, 2024), is absent from the site, which lacks cliff habitat (Section 3.3, June 1, 2023). Noise-generating activities (e.g., 2–3 days of rock breaking) are restricted from March 1st to August 31st (Section 6.2.7) as a precaution, though the site's unsuitability and distance preclude disturbance.*

Based on the June 1, 2023, survey and NPWS (2024) data, the site is unsuitable for Kittiwake, negating the need for further surveys. With these measures and appropriate assessment of other developments, no significant residual or in-combination effects will undermine the Qualifying Interests or Conservation Objectives of Howth Head SAC, Howth Head Coast SPA, or North-west Irish Sea SPA. The project avoids habitat loss, pollution, or disturbance impairing their favorable conservation condition.

It is objectively concluded, with no reasonable scientific doubt, that the proposed development—individually or in combination with other plans or projects—will not adversely affect the integrity of these European sites, consistent with their conservation objectives and Article 6(3) requirements.

It is noted that this remedial AAS and NIS assesses the potential for the retention elements of this project to have had likely significant effects on European Sites. The remaining site works will be assessed in a separate AAS and NIS which will be lodged to the planning authority subsequently. The remaining site works involving; the completion of the construction of a part two/part three storey extension with proposed modifications at the north elevation of the existing dwelling including setting back the east elevation at lower ground and ground floors, the removal of newly installed window opes and reinstatement of previous window opes (1 no. at ground floor level and 2 no. at first floor level) at the north elevation, and associated development works have been considered as part of the in-combination assessment, and are not foreseen to cause in-combination effects with the retention elements of this project.

There are several other proposed developments that have been submitted to the local planning authorities for review. As all the approved developments applications have been assessed by the relevant authority, it can be assumed that the projects are not resulting in likely significant effects on any designated European site(s). As it can be shown objectively that this project did not have a likely significant effect on any European site(s), it can be concluded that the development did not contribute to any possible cumulative effects when considered with the other developments in the wider area.

In addition, related projects are accompanied with Appropriate Assessment Statements, which will aim to identify and mitigate potential impact sources to the relevant European Sites within the project Zone of Influence.

All proposed developments considered in the Zone of Influence of the application site are subject to the statutory planning process and where required are accompanied by the requisite planning and environmental assessment documentation, including Appropriate Assessment.

Therefore, other projects, programmes and plans within the project zone of influence have been developed under the consideration of potential impacts and effects to their receiving and surrounding environment and are tasked with avoiding and minimising such impacts, through the Appropriate Assessment processes.

Provided adherence to the overarching policies and objectives of the plans and programmes, best practice and mitigation measures are implemented for individual projects, there is no potential for the mentioned plans and projects to have a cumulative impact to features of biodiversity interest, in combination with the development.

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

10. Conclusion

Impacts are likely from the project, primarily as a result of the direct hydrological connection from the site to adjacent European Sites (Howth Head SAC and Howth Head Coast SPA) via the existing surface water drainage network & direct physical proximity. There are also indirect pathways to the Rockabill to Dalkey Island SAC and North-west Irish Sea SPA. As a result, there is potential for downstream impacts from the project via silt, dust, and petrochemical pollution. For this reason, a rNIS 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 European sites were screened out at initial screening. In a strict application of the precautionary principle, it has been concluded that no significant effects on designated would have resulted from the works that were carried out.

These reports present a remedial Appropriate Assessment Screening and rNIS for the development. The rNIS outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the 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 a remedial 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 European sites, their features of interest or conservation objectives. The project likely did not and is not currently adversely affecting the integrity of European sites.

11. Data used for the AA Screening/NIS Assessment

NPWS site synopses and Conservation objectives of sites within 15km were examined. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI terrain maps and satellite imagery.

12. References

1. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
2. Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf
3. 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.
4. Fossitt, J.A. (2000), A Guide to Habitats in Ireland, The Heritage Council.
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/guidance_art6_4_en.pdf
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;
http://ec.europa.eu/environment/nature/Natura2000management/docs/guidance_doc.pdf
7. Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;

http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf

8. The Status of EU Protected Habitats and Species in Ireland. <https://www.npws.ie/publications/article-17-reports/article-17-reports-2025>
9. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
10. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. 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.
13. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2024) Conservation Objectives: Lambay Island SAC 000204. Version 2. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
17. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2024) Conservation Objectives: Howth Head Coast SPA 004113. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
19. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
20. NPWS (2024) Conservation Objectives: Ireland's Eye SPA 004117. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
21. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
22. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
23. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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26. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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