



**APPROPRIATE ASSESSMENT
SCREENING REPORT
DRAFT KINSALEY LOCAL AREA PLAN**

FINGAL COUNTY COUNCIL

| | | | | | |
|---------------------------|---------------|---------------|--------------------|--------------------|-------------------|
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1 INTRODUCTION

1.1 Appropriate Assessment Screening Report: Purpose and Process

Fingal County Council has prepared the Draft Kinsaley Local Area Plan (hereafter referred to as the “Draft LAP”). This Draft Plan, through a series of objectives and policies, will set out the vision and direction for the future development of Kinsaley.

Proposed land use plans and proposed variations must undergo a formal “test” or “screening” to ascertain whether they are likely to result in any significant adverse effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission’s Natura 2000 network of sites (hereafter “European sites”¹). These sites are designated on the basis of the presence of certain habitats and species that are deemed to be of international importance. The Irish Government and local planning authorities have a legal obligation to protect these sites.

The EC Habitats and Birds Directives are the framework for the designation of these sites. The EC Habitats Directive requires the “screening” of plans and projects under Article 6(3). If the screening process results in a judgement that likely significant effects may occur or cannot be ruled out, then a more detailed ‘appropriate assessment’ (AA) is required.

Scott Cawley Ltd. was appointed by Fingal County Council to analyse the Draft LAP during early stages of preparation and prepare an AA Screening Report to inform the Council’s own AA Screening.

2 IDENTIFICATION OF EUROPEAN SITES, GENERIC THREATS AND PRESSURES

As part of the analysis of the Draft LAP, all European sites (SACs and SPAs) within the zone of influence of the Draft LAP boundary were identified. Similarly, all Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) within the zone of influence of the Draft LAP were identified. NHAs, pNHAs and other designated sites such as Nature Reserves, Wildfowl Sanctuaries and Ramsar sites do not form part of the European site network, however they often provide an important supporting role to the network, particularly when it comes to fauna species which often do not obey site boundaries. A list of all European sites, NHAs and pNHAs located within the LAP boundary and environs can be found in Section 2.1.

Threats and pressures to the integrity of the European sites and hence the sensitivities of the Qualifying Interests (QI) and Special Conservation Interests (SCI) of the European sites within the zone of influence of the Draft LAP have been identified. Threats and pressures for QIs were extracted from the Status of EU Protected Habitats and Species in Ireland, Volume 2 & 3 (NPWS, 2013a & 2013b). Information on the parameters contributing to achieving and/or

¹ Natura 2000 sites are defined under the Habitats Directive (Article 3) as a European ecological network of special areas of conservation composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II. The aim of the network is to aid the long-term survival of Europe’s most valuable and threatened species and habitats. In Ireland these sites are designed as *European sites* - defined under the Planning Acts and/or Birds and Habitats Regulations as (a) a candidate site of Community importance, (b) a site of Community importance, (c) a candidate special area of conservation, (d) a special area of conservation, (e) a candidate special protection area, or (f) a special protection area. They are commonly referred to in Ireland as candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs).

maintaining favourable conservation condition were largely compiled from a range Site Specific Conservation Objectives (SSCOs) downloaded from the NPWS website, but is also based on professional judgement. Generic threats and pressures to key environmental and ecological conditions required for QIs/SCIs can be found in Section 2.1 also.

2.1 European Sites

The analyses identified a single SAC and one SPA – Baldoyle Bay SAC and SPA- that will fall within the same hydrological catchment of the Draft LAP. Since development within the lands are most likely to interact with the Sluice River which flows through Kinsaley, the river catchment is the feature most likely to delimit any determination of likely significant effects on European sites.

Figure 1 (overleaf) shows all European sites within and beyond the Draft LAP boundary. As stated, one SAC and one SPA were identified as being within the catchment of the Draft LAP. Information regarding European sites located within the zone of influence of the Draft LAP and regarded as being vulnerable to potential impacts are outlined in Table 2.1.1 below.

The Qualifying Interests of the Baldoyle Bay SAC and SPA are presented in Table 2.1.1 below.

Table 2.1.1 Qualifying Interests of European sites

| Qualifying Interests of European sites | |
|--|---|
| Site Name: | Baldoyle Bay SAC |
| Site Code: | 000199 |
| Qualifying Interests: | <p>Annex I Habitats:</p> <ul style="list-style-type: none"> ▪ 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] <p>Annex II Species: None</p> |
| Source: NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht. | |
| Site Name: | Baldoyle Bay SPA |
| Site Code: | 004016 |
| Qualifying Interests: | <p>Special Conservation interests:</p> <ul style="list-style-type: none"> ▪ 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] |
| Source: NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht. | |

Several other European sites were considered as part of the screening stage but, following the result of an analysis against impact categories, it was regarded that there was no source-receptor pathway identified and no possibility of likely significant effects. These European sites are displayed in Table 2.1.3 below.

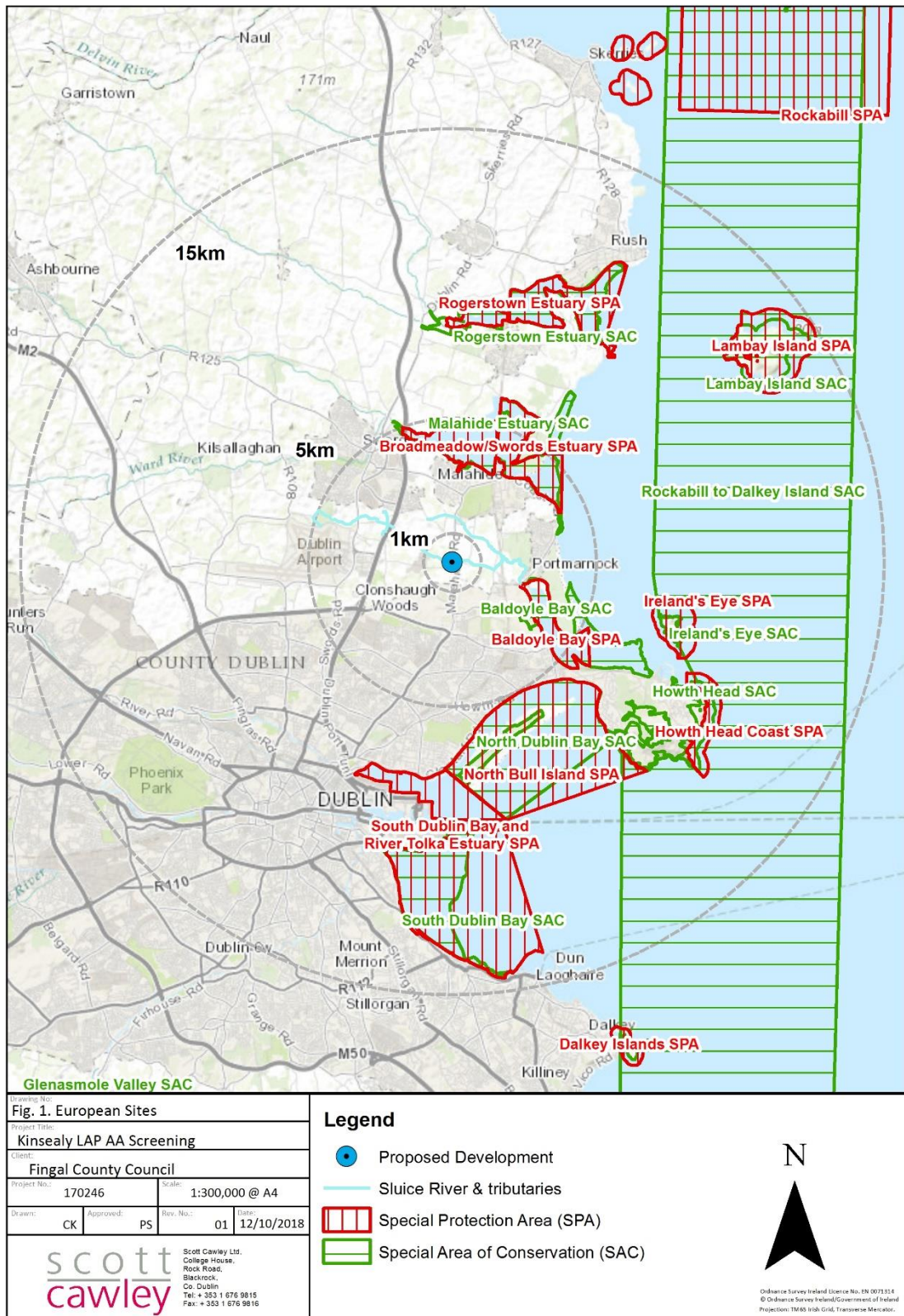
Table 2.1.2 European Sites outside of the zone of influence of the Draft LAP.

| Special Areas of Conservation | Special Protection Areas |
|---|---|
| Malahide Estuary SAC (000205) | Baldoyle Bay SPA (004016) |
| North Dublin Bay SAC (000206) | Malahide Estuary SPA (004025) |
| Rockabill to Dalkey Island SAC (003000) | North Bull Island SPA (004006) |
| Ireland's Eye SAC (002193) | Ireland's Eye SPA (004117) |
| Howth Head SAC (000202) | South Dublin Bay and River Tolka Estuary SPA (004024) |
| Rogerstown Estuary SAC (000208) | Rogerstown Estuary SPA (004015) |
| South Dublin Bay SAC (000210) | Howth Head Coast SPA (004113) |
| Lambay Island SAC (000204) | Lambay Island SPA (004069) |

These European sites were regarded to be outside of the catchment of the LAP and/or at a considerable distance from the Draft LAP and therefore the likelihood of significant impacts either in isolation or combination with elements of the Draft LAP or other plans and projects, was deemed to be ruled out at this stage.

A watching brief will be maintained during the remainder of the AA process up to adoption of the LAP and if necessary, these European sites will be scoped "back in" and subjected to further analysis.

Figure 1. European Sites within 15km of the LAP boundary.



2.2 Conservation Objectives for European Sites

The focus of the AA Screening stage is on the potential for likely significant effects on the European Sites in terms of the Conservation objectives for the site. Therefore the relevant objectives of the Draft LAP were screened against the Conservation objectives for the two European sites.

Baldoyle Bay SAC has 4 qualifying interest Annex I habitats. Each of these has a series of Conservation Objectives, several of which are similar for all of the habitats. Therefore in order to streamline the AA Screening process, the full list of Conservation objectives (where similar) are covered by the following list:

- Habitat area (Hectares) The permanent habitat area is stable or increasing, subject to natural processes, including erosion and succession (reference to maps).
- Community distribution (Hectares) Conserve the following community types in a natural condition: Fine sand dominated by *Angulus tenuis* community complex; and Estuarine sandy mud with *Pygospio elegans* and *Tubificoides benedii* community complex.
- Habitat distribution (Occurrence) No decline, or change in habitat distribution, subject to natural processes.
- Physical structure: sediment supply (Presence/ absence of physical barriers) Maintain natural circulation of sediments and organic matter, without any physical obstructions.
- Physical structure: creeks and pans Occurrence Maintain creek and pan structure, subject to natural processes, including erosion and succession
- Physical structure: flooding regime (Hectares) flooded; frequency Maintain natural tidal regime.
- Vegetation structure: zonation (Occurrence) Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession.
- Vegetation structure: vegetation height (Centimeters) Maintain structural variation within sward.
- Vegetation structure: vegetation cover (Percentage cover at a representative sample of monitoring stops) Maintain more than 90% of area outside creeks vegetated.
- Vegetation composition: typical species and sub-communities (Percentage cover) Maintain the presence of species-poor communities with typical species listed in the Saltmarsh Monitoring Project (McCorry and Ryle, 2009).
- Vegetation structure: negative indicator species- *Spartina anglica* (Hectares) No significant expansion of common cordgrass (*Spartina anglica*), with an annual spread of less than 1%.

Baldoyle Bay SPA has 6 special conservation interest species and wetland habitat added as an additional conservation interest. Each of these has a series of Conservation Objectives, several of which are similar for all of the habitats. Therefore in order to streamline the AA Screening process the full list of Conservation objectives (where similar) are covered by the following list:

- Population trend (Percentage change) Long term population trend stable or increasing
- Distribution (Range, timing and intensity of use of areas) No significant decrease in the range, timing and intensity of use of areas by the [SCI BIRD SPECIES], other than that occurring from natural patterns of variation.
- Habitat area (Hectares)- (relates to Wetlands only) The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 263ha, other than that occurring from natural patterns of variation

3 LIKELY SIGNIFICANT EFFECTS FOLLOWING IMPLEMENTATION OF THE DRAFT LAP

Appendix 1 lists the Objectives within the Draft LAP and describes if they pose any risk of likely significant effects on the European sites in the context of the conservation objectives described above. It was concluded after full consideration of all of the Draft LAP objectives, that there was no possibility of likely significant effects of any of the European sites.

4 CONSIDERATION OF OTHER PLANS AND PROJECTS

The Draft LAP will be implemented within the current planning hierarchy beneath the current Fingal Development Plan 2017-2023 which is the principle source of land use change within the Sluice catchment. Objectives within the current Fingal Development Plan 2017-2023 protect the receiving hydrological environment of the Kinsealy LAP, the River Sluice and Mayne River catchments, and downstream European sites, Baldoyle Bay SAC and SPA.

Table 4.1.1 sets out objectives included in the Fingal Development Plan 2017-2023 which ensure that there is no possibility of impacts on the receiving watercourses and downstream European sites as a result of the proposed zonings within the Kinsealy LAP.

Developments associated with the Kinsealy LAP must comply with Fingal County Development Plan 2017-2023 objectives set out in Table 4.1.1 to allow a conclusion that there will be no likelihood of any significant effects on any European sites arising from Kinsealy LAP, either alone or in combination with other plans or projects.

The most relevant objective in the Fingal County Development Plan 2017-2023 is as follows:

Objective WQ05 Establish riparian corridors free from new development along all significant watercourses and streams in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where

a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required as a minimum.

This objective ensures future development within the zoned lands will not occur within the riparian buffer strip of 30m for the Sluice and Mayne, therefore protecting water quality in the receiving watercourse.

Table 4.1.1: Fingal Development Plan 2017-2023 objectives which ensure no possible impacts on the receiving hydrological environment and downstream European sites of Kinsealy LAP

| Objective | Description | Does the objective ensure no possible impact on the European site? |
|----------------|---|---|
| Objective SW01 | Protect and enhance the County’s floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future and ensure that development does not impact on important wetland sites within river / stream catchments. | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |
| Objective WQ01 | Strive to achieve ‘good status’ in all waterbodies in compliance with the Water Framework Directive, the Eastern River Basin District Management Plan 2009-2015 and the associated Programme of Measures (first cycle) and to cooperate with the development and implementation of the second cycle national River Basin Management Plan 2017-2021. | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |
| Objective WQ04 | Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any European Sites. | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |
| Objective WQ05 | Establish riparian corridors free from new development along all significant watercourses and streams in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required as a minimum. | Yes, this objective ensures future development within Kinsealy LAP will not occur within the riparian buffer strip of 30m for the Sluice and Mayne, therefore protecting water quality in the receiving watercourse and the integrity of downstream European sites. |
| Objective WQ06 | Minimise the impact on surface water of discharges from septic tanks, proprietary effluent treatment systems and percolation areas by ensuring that they are located and constructed in accordance with the recommendations and guidelines of the EPA and Fingal County Council. | Yes, this objective ensures foul water arising from future development within Kinsealy LAP will be treated sufficiently prior to discharge, protecting the water quality of the receiving hydrological environment and downstream European sites. |
| Objective NH14 | Protect inland fisheries within and adjacent to Fingal and take full account of Inland Fisheries Ireland Guidelines in this regard when undertaking, approving or authorising | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream |

| Objective | Description | Does the objective ensure no possible impact on the European site? |
|------------------|---|---|
| | development or works which may impact on rivers, streams and watercourses and their associated habitats and species. | European sites and should be complied with for any works associated with the Kinsealy LAP that involve potential impacts on the Sluice or other watercourses. |
| Objective NH16 | Protect the ecological integrity of proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, and Habitat Directive Annex I sites. | Yes, this objective ensures protection of downstream European sites where a pathway-source-receptor is identified, in regard to future development associated with Kinsealy LAP. |
| Objective NH17 | Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats. | Yes, this objective ensures protection of downstream European sites where a pathway-source-receptor is identified, in regard to future development associated with Kinsealy LAP. |
| Objective NH18 | Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein. | Objective WQ05 and Objective DMS170 have identified the requirement of a 30m ecological buffer zone of the Sluice and Mayne watercourses. This objective ensures that development associated with Kinsealy LAP must comply with these objectives and in turn protect the water quality of the receiving hydrological environment and downstream European sites. |
| Objective NH23 | Protect the ecological functions and integrity of the corridors indicated on the Development Plan Green Infrastructure Maps. | The Development Plan Green Infrastructure Maps have identified an ecological corridor along rivers which includes the Sluice river. |
| Objective NH24 | Protect rivers, streams and other watercourses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish. | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |
| Objective DMS170 | Protect and enhance the ecological corridors along the following rivers in the County by ensuring that no development takes place, outside urban centres, within a minimum distance of 30m from each riverbank: Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin (see Green Infrastructure Maps). | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |

| Objective | Description | Does the objective ensure no possible impact on the European site? |
|------------------|---|---|
| Objective DMS171 | Ensure that no development, including clearance and storage of materials, takes place within 10m – 15m as a minimum, measured from each bank of any river, stream or watercourse in the County. | Yes, this objective ensures protection of the water quality in the receiving hydrological environment and downstream European sites and should be complied with for any works associated with the Kinsealy LAP. |

5 AA SCREENING CONCLUSION

Following review of the draft objectives of the LAP against the Conservation Objectives of the relevant European Sites, it was concluded that there is no possibility that the implementation of the LAP could result in any likely significant effects on European Sites on its own or in combination with other plans and programmes.

Fingal County Council have issued a determination that they are of the opinion that there is no possibility of any likely significant effects of the implementation of the Draft LAP and in combination with other plans and projects. This determination is published alongside the Draft LAP. The AA Screening process will continue throughout the plan-making process and any proposed changes made to the Draft LAP will undergo analysis and consideration prior to the adoption of the final LAP.

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Appendix 1: Assessment of Draft Plan Objectives against Conservation Objectives

| Draft LAP Objective | Risk of Likely Significant effects |
|--|---|
| <p><i>Objective 5.1</i></p> <p>Provide an alternative pavement treatment along the northern section of the Malahide Road within the LAP lands, between St. Olave's, St. Nicholas of Myra Church, and the proposed new civic square in Development Area 4.</p> | <p>No relationship to the European sites and therefore no risk posed</p> |
| <p><i>Objective 5.2</i></p> <p>Ensure the provision of safe, attractive and convenient pedestrian and cycle routes throughout the LAP area, connecting existing and future residential areas to the village centre, schools, and local amenities.</p> | <p>No relationship to the European sites and therefore no risk posed</p> |
| <p><i>Objective 5.3</i></p> <p>Implement traffic management solutions for the village as set out in the Movement and Transport Strategy of the LAP in order to provide enhanced facilities for pedestrians and cyclists and to reduce the speed of vehicles travelling through the village.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.4</i></p> <p>The implementation of traffic management solutions and junction improvement/ upgrade works shall be informed by a traffic study to be carried out by Fingal County Council.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.5</i></p> <p>Undertake a transport assessment and concept design of the road network in the area to assess the implications of the traffic management recommendations contained herein, to include a traffic modelling assessment of the AM and PM peak flows and concept design of the Malahide Road/ Chapel Road junction and the Malahide Road/ Baskin Lane junction.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.6</i></p> <p>Facilitate the provision of a suitable pavement treatment along the northern section of the Malahide Road within the LAP lands between St. Olave's, St. Nicholas of Myra church and the proposed village civic square in Development Area 4 (Malahide Road West).</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.7</i></p> <p>Facilitate appropriate village entry treatment and gateway features on all approach roads to the village.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.8</i></p> <p>Provide appropriate landscaping and street furniture.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 5.9</i></p> <p>Support and encourage public transport providers to enhance the provision of public transportation services in the village including enhanced bus waiting areas, improved shelters and</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |

| Draft LAP Objective | Risk of Likely Significant effects |
|---|--|
| Real Time Passenger Information. | |
| <p><i>Objective 5.10</i></p> <p>Maintain and improve existing footpaths and ensure that new footpaths are provided as part of a connected permeable network throughout the village.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.11</i></p> <p>Facilitate the recommendations of the Cycleway/Footpath Network Development in the Kinsealy Environs- Feasibility and Concept Study taking cognisance of the objectives of the LAP.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.12</i></p> <p>Facilitate the delivery of a comprehensive network of safe and attractive cycle and pedestrian routes facilitating commuting, educational, housing and leisure trips connecting key attraction points within the village to the wider hinterland.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.13</i></p> <p>Facilitate the provision of footpaths along the main arteries of the Malahide Road, Chapel Road and Baskin lane.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.14</i></p> <p>Provide enhanced pedestrian and cycle connectivity to the existing and proposed schools.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.15</i></p> <p>Facilitate the development of a car parking area within the Teagasc lands to facilitate a multi-purpose parking and drop off area to serve the existing and proposed school campuses and future recreational amenities.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.16</i></p> <p>Ensure that all new developments provide for appropriate levels of off street car parking in accordance with parking standards contained in the Fingal Development Plan.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.17</i></p> <p>Require the provision of appropriate levels of off street car parking to serve new commercial and amenity facilities in the village.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.18</i></p> <p>Ensure adequate levels of disabled parking.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.19</i></p> <p>To facilitate and promote appropriate hard and soft landscaping and appropriate lighting around car parking areas.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 5.20</i></p> <p>Facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in</p> | No relationship to the European sites and therefore no risk posed. |

| Draft LAP Objective | Risk of Likely Significant effects |
|---|---|
| accordance with car parking standards. | |
| <p><i>Objective 5.21</i></p> <p>Ensure future development takes due cognisance of Public Safety and Airport Noise Zones and that applicants consult with relevant authorities including the Irish Aviation Authority and Dublin Airport Authority as part of the development management process.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 6.1</i></p> <p>Promote the conservation and enhancement of biodiversity having regard to the policies and objectives of the Fingal Development Plan, the Fingal Heritage Plan and the Fingal Biodiversity Plan while allowing for appropriate development, access arrangements and recreational activity.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 6.2</i></p> <p>Require any development proposal for Development Area 4 (land to the west of the Malahide Road) to incorporate proposals for the treatment of the stream running along the boundary of the site adjacent to the Malahide Road, to ensure its sustainable management and to protect the ecological network.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 6.3</i></p> <p>Ensure that all proposals for the upgrading of the riparian corridor running along the River Sluice make adequate provision for the protection of biodiversity and flood plain.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 6.4</i></p> <p>Protect existing trees, hedgerows within the LAP lands which are of amenity or biodiversity value and contribute to the landscape character of the area in so far as is practicable and incorporate same into future development proposals.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 6.5</i></p> <p>Conserve, protect and enhance existing trees and hedgerows within the LAP lands which form wildlife corridors and link habitats providing the stepping stones necessary for wildlife to flourish while also protecting and enhancing surface water and groundwater resources in the area.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 6.6</i></p> <p>The planting and design strategy for green routes should incorporate measures to facilitate wildlife movement.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which</p> |

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| | will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 6.7</i></p> <p>Provide an appropriately designed, extended open space corridor adjacent to the Sluice River to connect onward to Chapel Road from the existing pedestrian route (rear of the Church and graveyard in ruins). Any proposals should give careful consideration to the interface with the Recorded Monument (north of the church and graveyard in ruins) to the south of the route including archaeological investigations.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 6.8</i></p> <p>Ensure that new or extended open space networks are designed to facilitate people with a broad range of ability.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.9</i></p> <p>Ensure that areas of open space provide or retain features that encourage biodiversity within the LAP lands recognising that this may be limited in areas of active open space.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 6.10</i></p> <p>Ensure that flood storage areas are designed to reflect and enhance the landscape character of the area.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.11</i></p> <p>Investigate the possible extension of the open space corridor adjacent to the Sluice River into and through the Abbeville Architectural Conservation Area (ACA). Any proposals should positively enhance the character of the ACA.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.12</i></p> <p>Protect all archaeological sites and monuments which are listed in the Record of Monument and Places in accordance with National Monuments legislation; all sites and features of archaeological interest discovered subsequently, and to promote best practice in the conservation and management of the archaeological resource.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.13</i></p> <p>Protect recorded archaeological sites and their settings from inappropriate development that would adversely affect or detract from the monuments whilst at the same time enabling the sustainable development of the village.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.14</i></p> <p>To promote and create greater awareness of the rich</p> | No relationship to the European sites and therefore no risk posed. |

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| archaeological heritage of the village and its surroundings. | |
| <p><i>Objective 6.15</i></p> <p>Ensure archaeological remains are identified and fully considered at the earliest stages of the development process to protect the resource and facilitate appropriate design.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.16</i></p> <p>Any and all required archaeological investigations including geophysical survey, archaeological assessment and excavation and archaeological monitoring shall in consultation with the Department of Culture, Heritage and the Gaeltacht be undertaken by a suitably qualified archaeologist under licence from the Department and at the expense of the developer.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 6.17</i></p> <p>Minimise the visual impact of future development on the setting and visual quality of the Highly Sensitive Landscape designation applicable to lands to the west of the Malahide Road.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.1</p> <p>The Teagasc and Kinsaley House Development Areas shall provide a green route/ corridor accommodating cycle and footpath facilities through both sites, connecting to the Malahide Road. The route shall provide for high quality pedestrian and cycle facilities, shall be tree lined, appropriately lit and afforded high levels of passive surveillance.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.2</p> <p>Provide for active recreational facilities in the form of a full size all-weather soccer pitch and associated car parking on lands adjacent to the proposed National School in the Teagasc Development Area (Area 3). The soccer pitch shall be 600 sq.m in area (60 metres x 100 metres minimum dimensions).</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.3</p> <p>Provide a civic square (minimum 2,500 sq.m) within the Malahide Road West Development Area. The civic square shall comprise 50% soft landscaping and be suitably landscaped and finished to a high standard to ensure its suitability for multifunctional usage.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.4</p> <p>Provide a Mixed Use Games Area (MUGA) within the Teagasc Development Area (Area 3), adjacent to the proposed National School.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.5</p> <p>Provide for a playground within the Teagasc Development Area (c. 400 sq.m), suitably designed by a specialist playground provider which shall be accessible via the proposed green route serving the Teagasc Development Area and via the proposed car park serving the soccer pitch. The play area shall have a suitably</p> | No relationship to the European sites and therefore no risk posed. |

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| designed boundary treatment with passive supervision provided by adjoining residential units. | |
| <p>Objective 7.6</p> <p>Give favourable consideration to proposals to provide active recreational facilities on lands zoned GB to the north of St. Nicholas of Myra National School and south of Protected Structure 914.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.7</p> <p>Ensure that Developers lay out and maintain areas of open space to a high standard until such time as they are taken in charge and facilitate the early handover of such areas of public open space to the Council in a completed manner in accordance with approved landscaping plans.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.8</p> <p>Encourage improvements to small existing public open space areas through additional tree planting and pathways, where appropriate.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p>Objective 7.9</p> <p>Ensure that public and or communal open space areas are designed to be overlooked to ensure the potential for anti-social behaviour is minimised through passive surveillance.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.10</p> <p>Provide for a riparian corridor/ buffer free from development to the south of the Sluice River within the Malahide Road West Development Area. The riparian corridor shall accord with the recommendations of the Strategic Flood Risk Assessment.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p>Objective 7.11</p> <p>The design and layout of the proposed open spaces including pedestrian and cycle links shall have regard to the layouts and recommendations for proposed open spaces and pedestrian/ cycle accessibility as set out in the Village Development Framework Plan.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.12</p> <p>The design and layout of the proposed open spaces including cycle and pedestrian routes shall have regard to layouts and guidelines for proposed open spaces and accessibility as set out in the Village Development Framework Plan for the Village.</p> | No relationship to the European sites and therefore no risk posed. |
| <p>Objective 7.13</p> <p>All planning applications within identified Development Areas shall clearly distinguish between areas of private and public</p> | No relationship to the European sites and therefore no risk posed. |

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| space with clearly delineated boundary treatment. | |
| <p><i>Objective 8.1</i></p> <p>Development shall strive to reduce the energy and water demand through measures which include the following:</p> <ul style="list-style-type: none"> • Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for heating and cooling. • Maximisation of natural daylight. • Maximisation of passive solar gain for solar thermal water heating and electricity production. • Exploring the potential for incorporating wind energy (e.g. wind turbines and wind spires) or other renewable energy systems, such as combined heat and power (CHP). • Intelligent and energy efficient heating, cooling and ventilation systems. • Reduced water use through rainwater harvesting and recycling of rainwater and in-building grey water treatment systems. • Use of materials with low embodied energy. • Promoting walking and cycling by providing for safe, attractive pedestrian and cycling routes. • Promoting the retention of existing trees and hedgerows where possible and providing for new planting to augment or replace existing, ensuring that the planting has maximum biodiversity value. | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 8.2</i></p> <p>Ensure high standards of energy efficiency in existing and new residential developments in line with good architectural conservation practice and the promotion of energy efficiency and conservation in the design and development of new residential units.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 8.3</i></p> <p>Promote the use of renewable energy in all developments.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 8.4</i></p> <p>Promote the principles of Biodiversity by conserving existing indigenous hedgerows and trees and by introducing green routes through the village.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 8.5</i></p> <p>Promote and facilitate the development of small scale</p> | <p>No relationship to the European</p> |

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| renewable energy facilities within the LAP lands such as wind turbines, spires, solar) where such development does not have a significant negative impact on the landscape and the amenities of property adjacent. All new wind energy developments shall comply with national guidance and the Fingal Development Plan. | sites and therefore no risk posed. |
| <p><i>Objective 8.6</i></p> <p>Facilitate and promote walking and cycling as an alternative to the private car by the delivery of an integrated network and safe and attractive pedestrian and cycle routes throughout the village providing access to community and recreational amenities.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.7</i></p> <p>Promote the retention of existing trees and hedgerows where possible and provide for new planting to augment or replace existing, ensuring that the planting has maximum biodiversity value.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 8.8</i></p> <p>Require proposals for the Teagasc Development Area to incorporate an appropriately sized national school in consultation with the Department of Education and Skills, incorporating associated car parking, drop off/collection and play areas as required. An associated soccer pitch and car parking shall be located within DA3 or may be facilitated immediately to the south of the Development Area.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.9</i></p> <p>Require development proposals on the Malahide Road West Development Area to include a new civic square approximately opposite St. Nicholas of Myra Church, parish hall and St. Olave's at the western end of the Malahide Road. The civic square shall be suitably landscaped and finished to a high standard to ensure its suitability for numerous community functions.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.10</i></p> <p>Provide a mix of high quality pocket parks, small parks and playgrounds within the Development Areas of the village which shall be sized and designed to Development Plan standards.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.11</i></p> <p>Facilitate and co-operate with community and educational organisations in the provision of services for the community as it grows.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.12</i></p> <p>Require the provision of appropriate childcare facilities in line with national guidelines.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 8.13</i></p> | No relationship to the European |

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| Co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities. | sites and therefore no risk posed. |
| <i>Objective 8.14</i> Strengthen the local economy by creating and facilitating opportunities for new businesses to locate and establish in Kinsaley. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.15</i> Support the ongoing successful operation of the Kinsealy Business Park as a key employer in the area and as an attractive destination for business and workers. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.16</i> Support the expansion of Kinsaley Village centre as a focal point for the village with an enhanced retail function to serve the needs of existing and future residents. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.17</i> Provide for the integrated development of the village and its growing population with the development of new housing delivered in tandem with supporting community and physical infrastructure. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.18</i> Encourage the expansion and development of additional retail provision and commercial services and facilities at a level appropriate to the village to meet the retailing and service needs of the existing and future population of Kinsaley. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.19</i> Require that all proposals for new retail/commercial developments are designed to the highest architectural standards and promote an awareness of good shop front design ensuring that new shopfronts do not visually detract from the character of the village. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.20</i> Ensure that all proposals for new retail and commercial developments respect the character and scale of the village. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.21</i> Develop and maximise the tourism potential of Kinsaley and co-operate with the community and relevant organisations in marketing and promoting tourism within the village. | No relationship to the European sites and therefore no risk posed. |
| <i>Objective 8.22</i> Facilitate and actively promote tourism activities including walking, cycling and agri-tourism including the development of green routes through the village with attractive pedestrian and cycle facilities so as to enhance the special qualities of Kinsaley | No relationship to the European sites and therefore no risk posed. |

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| and the surrounding natural and built environment. | |
| <p><i>Objective 8.23</i></p> <p>Preserve, protect and enhance the natural, built, cultural and historical heritage of Kinsaley to promote the attractiveness of the village to visitors.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 8.24</i></p> <p>Promote the development of looped walks between existing and new residential areas and the enhanced village core.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 8.25</i></p> <p>Promote and facilitate the development of remaining sections of the riverside walk within the village through the provision of a riparian corridor.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 9.1</i></p> <p>Collaborate with Irish Water to ensure the delivery of their Capital Investment Plan or any other relevant investment works programme to ensure both foul and water capacity constraints are not a deterrent to sustainable development.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.2</i></p> <p>Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply in accordance with EU Directives, to service Kinsealy as appropriate.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.3</i></p> <p>Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.4</i></p> <p>Developments within the Kinsaley LAP catchment must incorporate Sustainable urban Drainage Systems (SuDS) measures in line with the recommendations of the Surface Water Management Plan to suit individual site layouts and local ground conditions. Design of SuDS Systems should be in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) and the CIRIA SUDS Manual.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.5</i></p> | <p>Provision of such measures may</p> |

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| <p>New surface water drainage networks will be required as part of developments within lands available for development. These networks should be designed in accordance with this SuDS Strategy, CIRIA C753 'The SuDS Manual' and the Greater Dublin Strategic Drainage Systems (GSDSDS).</p> | <p>benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.6</i></p> <p>Provide an undeveloped flood-plain to accommodate flood waters during extreme flooding events through the provision of a riparian corridor in line with the recommendations of the Strategic Flood Risk Assessment carried out as part of the Kinsaley LAP.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.7</i></p> <p>For all future residential developments:</p> <ul style="list-style-type: none"> • Runoff within the curtilage of the property boundary shall pass through at least one SuDS component prior to discharging to downstream • SuDS components within the public realm. Storage for the 100 year event (as a minimum) including a 10% increase in rainfall intensity for climate change shall be provided within the curtilage of the property boundary, with a maximum discharge rate of 2l/s/ha. • Runoff from public areas (such as roads, parking bays, hard and soft landscaped areas and footpaths) shall pass through at least two SuDS components prior to discharging to the final downstream detention/retention/polishing SuDS components within the public realm. • The Final SuDS Components located in the public realm shall comprise of basins/ponds/wetlands (as appropriate), prior to discharge to the Sluice River or local surface water sewer. Measures must align with acceptable landscape and open space proposals and maintenance requirements. • Storage for the 100 year event (as a minimum) including a 10% increase in rainfall intensity for climate change shall be provided for runoff from the public realm, with a maximum discharge rate of 2l/s/ha. | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.8</i></p> <p>For all future commercial, industrial, educational and apartment developments:</p> <ul style="list-style-type: none"> • Runoff from roofs shall pass through at least one SuDS feature prior to discharge to on-site surface water retention features. Blue/green roofs shall be provided | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |

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| <p>to store the 100 year event with an allowance for Climate Change.</p> <ul style="list-style-type: none"> • Runoff from roads and parking areas shall pass through at least two SuDS features prior to discharge to the final on-site surface water retention features. • The final ‘Private’ surface water retention features shall comprise basins/ponds/wetlands (as appropriate), prior to discharge to the local surface water sewers/watercourses. • Storage for the 100 year event (as a minimum) including a 10% increase in rainfall intensity for climate change shall be provided for runoff from the developments, with a maximum discharge rate of 2l/s/ha. | <p>Conservation Objectives.</p> |
| <p><i>Objective 9.9</i></p> <p>Water Butts, Rainwater Harvesting, Rain Gardens and Permeable Paving are recommended for use in all residential developments. Any Industrial, Commercial and Educational developments and Apartment blocks shall incorporate rainwater harvesting for re-use and should incorporate blue / green roof features.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites’ Conservation Objectives.</p> |
| <p><i>Objective 9.10</i></p> <p>Subject to subsoil permeability, filter drains may be required to drain residential gardens and other small green areas within future developments. Runoff from green areas should, where possible, infiltrate directly to groundwater.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites’ Conservation Objectives.</p> |
| <p><i>Objective 9.11</i></p> <p>The relevant authorities should promote the benefits of SuDS retrofitting to the general public.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites’ Conservation Objectives.</p> |
| <p><i>Objective 9.12</i></p> <p>Implement the provisions of the DoEHLG/OPW publication ‘The Planning System and Flood Risk Management: Guidelines for Planning Authorities’ 2009 or any superseding document in relation to flooding and flood risk management and facilitate flood management measures, as appropriate.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites’ Conservation Objectives.</p> |
| <p><i>Objective 9.13</i></p> <p>It is recommended that the drainage channels, watercourses and floodplains within the developed and undeveloped areas of</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant</p> |

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| the LAP boundary be maintained and protected. | effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.14</i></p> <p>Riparian corridors should be provided in accordance with the requirements of the Fingal Development Plan 2017-2023 to protect and enhance watercourses and their natural regimes including: ecological, biogeochemical and hydromorphological.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.15</i></p> <p>Sustainable Drainage Systems should be incorporated in all new developments and retro-fitting of SuDS should be encouraged within the Kinsealy LAP lands.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.16</i></p> <p>Future developments within Kinsaley LAP should be designed and constructed in accordance with the "Precautionary Principle" detailed in The Guidelines. It is recommended that the flood zoning within the LAP is based on the High-End Future Scenario (HEFS) for climate change.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.17</i></p> <p>To address the risk of pluvial flooding in new developments in the LAP area, the Kinsaley LAP Surface Water Management Plan Part 2: Sustainable Drainage Systems (SuDS) Strategy will be adopted. This will ensure a consistent approach to the management of flood risk and water quality within Kinsealy LAP. Implementing these measures and complying with the GSDSDS will ensure that the risk of flooding downstream or upstream of any new developments is minimised.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.18</i></p> <p>Strive to achieve 'good status' in all waterbodies in compliance with the Water Framework Directive, the Eastern River Basin District Management Plan 2009-2015 and the associated Programme of Measures (first cycle) and to cooperate with the development and implementation of the second cycle national River Basin Management Plan 2017-2021.</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |
| <p><i>Objective 9.19</i></p> <p>Protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and control development in a manner consistent with the proper management of these resources in conformity with the Eastern River Basin Management Plan 2009-2015 and the second cycle national River Basin Management Plan 2017-2021 and any</p> | Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives. |

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| subsequent plan and the Groundwater Protection Scheme. | Conservation Objectives. |
| <p><i>Objective 9.20</i></p> <p>Implement the recommendations of the Groundwater Protection Scheme.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.21</i></p> <p>Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any European Sites.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.22</i></p> <p>Establish riparian corridors free from new development along all significant watercourses and streams in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required as a minimum.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 9.23</i></p> <p>Minimise the impact on surface water of discharges from septic tanks, proprietary effluent treatment systems and percolation areas by ensuring that they are located and constructed in accordance with the recommendations and guidelines of the EPA and Fingal County Council.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 10.1</i></p> <p>Provide for a varied, high quality housing choice creating a range of household types, tenures and typologies creating a range of lifestyle, affordability and lifespan choices.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.2</i></p> <p>Provide high quality housing having regard to the Planning Guidelines on Sustainable Residential Development, the Fingal Development Plan development standards, the design principles as set out in this Local Area Plan and the objectives and design requirements set out in the Village Development Framework Plan.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.3</i></p> <p>Proposals for development shall demonstrate variation in residential streetscapes to create distinctive neighbourhood identities. Suburban type housing development shall be avoided</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |

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| as it does not respond to Kinsaley's rural village character. | |
| <p><i>Objective 10.4</i></p> <p>Ensure new residential development is designed to respond to the natural environment and landscape setting in which it sits and ensure the enhancement and protection of biodiversity.</p> | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |
| <p><i>Objective 10.5</i></p> <p>A detailed Design Statement for all developments shall accompany all planning applications within the LAP boundary, the components of which shall be informed by the Village Development Framework Plan and Development Objectives for the Development Areas.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.6</i></p> <p>Provide high quality development at appropriate densities in close proximity to the village centre and pedestrian/cyclist movement corridors.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.7</i></p> <p>All developments shall incorporate the principles of universal design.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.8</i></p> <p>Ensure that all proposals for development provide an attractive and sensitive interface to environmental and historic features particularly the Sluice River, Abbeville Architectural Conservation Area and protected structures within the village.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.9</i></p> <p>All new development shall protect the archaeological heritage of the area.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objectives 10.10</i></p> <p>New development shall seek to preserve and retain existing quality trees and hedgerows of amenity value.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.11</i></p> <p>Explore opportunities for additional street tree planting along the Malahide Road and Chapel Road utilising constructed tree pits.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.12</i></p> <p>Identify opportunities for heritage interpretation across the village to encourage awareness of Kinsaley's rich historical past.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p><i>Objective 10.13</i></p> <p>Align pedestrian and cycle links to capture views to local features (natural and built) and incorporate opportunities for</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |

| Draft LAP Objective | Risk of Likely Significant effects |
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| overlooking and passive surveillance insofar as possible. | |
| <p><i>Objective 10.14</i></p> <p>Create safe and attractive pedestrian and cycle routes with high levels of legibility and permeability connecting homes to existing and future neighbourhoods, amenities and the village centre.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.15</i></p> <p>Improve and extend the existing footpath network across the village with a focus on providing access to the village core and educational facilities.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.16</i></p> <p>Provide appropriate gateway features on the approach roads to Kinsaley village.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.17</i></p> <p>All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.18</i></p> <p>Ensure appropriate levels of internal noise insulation within noise sensitive structures having regard to the location of the village within the Outer Airport Noise Zone.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.19</i></p> <p>Support the expansion of Kinsaley Village centre as a focal point for the community with an enhanced retail function to serve the needs of existing and future residents.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.20</i></p> <p>A new civic square shall be provided in the Malahide Road West Development Area approximately opposite St. Nicholas of Myra church and St. Olave's commercial centre which shall be landscaped and finished to a high standard and shall be suitable for use for a variety of functions facilitating community gatherings and acting as a focal point of the expanded village core.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.21</i></p> <p>Support the provision of a range of retailing and commercial options in the village core (Malahide Road West Development Area) including the provision of a supermarket commensurate with the Level 5 of the Fingal Retail Hierarchy to serve local demand for top up shopping.</p> | No relationship to the European sites and therefore no risk posed. |
| <p><i>Objective 10.22</i></p> <p>Require that all proposals for new retail/commercial developments are designed to the highest architectural standards and promote an awareness of good shop front design ensuring that new shopfronts do not visually detract from the character of the village.</p> | No relationship to the European sites and therefore no risk posed. |

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| <p><i>Objective 10.23</i></p> <p>Ensure that all proposals for new retail and commercial developments respect the character and scale of the village.</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |
| <p>The following are the Key Objectives for <i>Development Area 1 – Kinsealy Lane</i>:</p> <ul style="list-style-type: none"> • Provide serviced sites for the construction of detached dwellings within generously sized plots of minimum area of 300 sq.m. • Houses shall be single storey, dormer or two storey in design. • A detailed palette of finishing materials for the scheme, including roof, wall and window finishes shall be agreed in writing at the initial planning application stage and shall thereafter be complied with for all subsequent planning applications within the Development Area. • All development proposals within the Development Area shall have due regard for the reasonable infrastructure requirements of Irish Water. • Promote and encourage increased levels of pedestrian and cycle connectivity between the subject lands and the adjoining residential area to the south and to the Sluice River and Kinsealy Lane. • Existing trees, hedgerows, field boundaries shall be protected and retained as far as is practicable in any development proposal. • Boundary treatment to all dwelling units shall include the use of appropriate tree species within an overall landscape plan with details agreed at planning application stage. • All dwelling units shall be connected to the public sewer. • The layout of the Development Area should address the screening of the site to the south and west through the use of appropriate landscape planting. • Vehicular access to the site shall be via Kinsealy Lane. • In consultation with the Department of Culture, Heritage and the Gaeltacht the site shall be subject to all required archaeological investigations which shall be undertaken by a suitably qualified archaeologist under licence from the Department. • Residential development shall be designed to ensure the protection of the residential amenities of existing houses by minimising visual intrusion, overlooking and overshadowing. | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites' Conservation Objectives.</p> |

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| <ul style="list-style-type: none"> • Public open space shall be provided in association with the proposed housing development. • The design requirements set out in Table 10.1.4 shall be complied with in the future development of this area. • The access road through the Development Area shall provide for street trees in appropriately designed tree pits and grass margins. • All areas of public open space shall clearly detail SuDS features which should contribute positively to green infrastructure and public open space. | |
| <p>The following are the Key Objectives for <i>Development Area 2 – Garden Centre</i>:</p> <ul style="list-style-type: none"> • Support the phased development of Development Area 2 so that the existing Garden Centre may continue to operate should the northern portion of the area be redeveloped separately. • Development shall be designed to overlook and provide an attractive and strong building line along the Malahide Road. • Residential development shall be designed to overlook and positively address all areas of public open space provided as part of the scheme. • Vehicular access to the scheme shall be provided from the Malahide Road. • Residential development shall be designed to overlook and positively address access roads and public open space. • Residential development shall be designed to ensure the protection of residential amenities of adjoining houses by minimising visual intrusion, overlooking and overshadowing. • A single planning applications shall be made in respect of proposed development of the site. • Facilitate the roads transport and movement objectives contained within the LAP with respect to Baskin lane. • Require high quality landscaping proposals for the site. • The design and layout of any proposals for residential development on site shall be designed so as to provide for a high quality bookend for the green/ cycle route in Development Area 3 to the east of the Malahide Road. • The Development Area shall provide for pedestrian and cyclist facilities to its eastern boundary, adjacent to Malahide Road. • The Development Area shall accommodate an appropriately sized playground. | <p>No relationship to the European sites and therefore no risk posed.</p> |

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| <ul style="list-style-type: none"> The design requirements set out in Table 10.2.5 shall be complied with in the future development of this area. | |
| <p>The following are the Key Objectives for <i>Development Area 3 – Teagasc</i>:</p> <ul style="list-style-type: none"> Require a single planning application to be lodged for the site that shall be accompanied by plans and reports demonstrating: <ul style="list-style-type: none"> A dedicated green route connecting the Malahide Road to the eastern site boundary providing for high quality open space incorporating cycle and footpaths. Passive surveillance of the green route. Road and footpath layouts for the site. Building typologies informed by detailed topographical survey and visual impact assessment. A suitably designed playground not less than 400 sq.m which shall be suitably fenced and located an appropriate distance from residential units. A Multi-Use Games Area (MUGA) in proximity to the proposed National School. A full-sized all weather soccer pitch with associated parking and boundary treatment. Favourable consideration may be given to the siting of this facility on lands immediately south of and adjoining Development Area 3 where such facilities are developed and delivered as part of Development Area 3. Proposals for both passive and active open space (playground, soccer pitch, MUGA). While development may be phased, the piecemeal development of the area will not be supported. Reserve sufficient land (1.6 hectares) to incorporate a new (or enlarged) school capable of accommodating 12-16 classrooms and a multi-use games area (MUGA). Encourage the re-use of the protected structure by identifying an appropriate on-going use. Investigate the feasibility of incorporating the protected structure into an enlarged school site. Provide parking and drop-off facilities for the new/enlarged school. Incorporate the key vista running through the centre of the site and terminating at the Malahide Road into future development proposals on Development Area 2. Continue the green link incorporated into the | <p>No relationship to the European sites and therefore no risk posed.</p> |

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| <p>permitted development on the adjacent Kinsealy House site to connect pedestrians and cyclists to the Malahide Road.</p> <ul style="list-style-type: none"> • Incorporate a strong landscape theme into future proposals for the site. • To provide an innovative form of housing, in the form of dispersed blocks within a landscaped setting. • Minimise land take from the internal road layout by including two access points to the north and south of the Development Area and preventing vehicular movements through the site. • Incorporate existing mature vegetation into new development proposals where practical and feasible. • Incorporate active open space facilities alongside residential blocks. • Facilitate access to the northern portion of the site from the adjacent lands to the north. • Facilitate vehicular access to the southern portion of the site from a new entrance on the Malahide Road. • Close the existing entrance to vehicular traffic and incorporate into the green link. • Facilitate pedestrian and cycle access from the adjoining lands to the north and to the east connecting to the proposed green route. • The design requirements set out in Table 10.3.8 shall be complied with in the future development of this area. | |
| <p>The following are the Key Objectives for <i>Development Area 4 – Malahide Road West</i>:</p> <ul style="list-style-type: none"> • Support the provision of a mixed use development in a landscaped setting. • Provide a public open space of c. 0.25 hectares approximately opposite the St. Olave’s centre/ St. Nicholas of Myra Church. This area shall not accommodate car parking. • The proposed public open space shall be designed and constructed to incorporate high quality finishes and landscaping and shall be overlooked by adjoining residential development in the interests of passive surveillance. There shall be clear delineation between public and private areas. • Provide 1,200 sq.m - 1,400 sq.m of convenience retail floorspace and a limited number of smaller retail units to accommodate comparison retail and/or retail services. • Facilitate the provision of an internal access road to | <p>Provision of such measures may benefit the ecological network at a local geographic scale which will not pose likely significant effects downstream on European sites, in terms of the sites’ Conservation Objectives.</p> |

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| <p>service the proposed retail unit(s) and to provide vehicular access to the parking associated with the commercial and residential units. The design of the road shall ensure that appropriate access arrangements are provided for the servicing of the proposed retail/commercial units.</p> <ul style="list-style-type: none"> • Any proposals for the site shall include provision of a cycle link along the Malahide Road boundary of the site. The cycle link shall be constructed in accordance with the design requirements set out in this LAP. • A detailed visual impact assessment shall accompany the planning application and should demonstrate how the proposal responds to the nearby protected structure/ Archaeological Conservation Area (ACA) and their settings. • All development proposals on the subject site shall be designed so as to ensure the protection of the ACA to the north and the Protected Structure of St. Nicholas of Myra Catholic Church and its setting to the east. • A riparian corridor to the Sluice River shall be maintained to the north of the site, as per the requirements of the Development Plan and Strategic Flood Risk Assessment requirements. This area shall be landscaped and maintained to enhance the amenity of the area. • A Flood Risk Assessment shall be prepared to the satisfaction of the planning authority and shall be submitted at planning application stage. Any areas identified as being at risk of flooding shall be kept free of inappropriate/ sensitive development. • A single planning application shall be lodged for the entire development area. While development may be phased, the piecemeal development of the area will not be supported. • In consultation with the Department of Culture, Heritage and the Gaeltacht the site shall be subject to all required archaeological investigations which shall be undertaken by a suitably qualified archaeologist under licence from the Department. • The design requirements set out in Table 10.4.7 shall be complied with in the future development of this area. • Provision for an appropriately designed playground. | |
| <p>The following are the Key Objectives for <i>Development Area 5 – Malahide Road East</i>:</p> | <p>No relationship to the European sites and therefore no risk posed.</p> |

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| <ul style="list-style-type: none"> • Provide for high quality residential development addressing Malahide Road. • Residential development shall be designed to ensure the protection of residential amenities of adjoining houses by minimising visual intrusion. • Minimise the number of access points to the Malahide Road by combining access to the subject lands with existing entrances. • Facilitate access to the central land parcel from a single combined access on Malahide Road, or through the 'Kinsealy Woods' residential development. • Minimise street setback to the Malahide Road by locating parking to the side or rear of dwellings. • Provide pedestrian access from Malahide Road through the Development Area to the residential scheme on Chapel Road (currently under construction). • Protect the residential amenity of adjoining properties by preventing overlooking of private garden space. • Ensure that the form of development addressing the Malahide Road makes a positive contribution to the streetscape. • Provide a footpath to the western boundary of the site along the Malahide Road. • Underground services along the Malahide Road boundary to improve the appearance of the streetscape. • Seek to facilitate car parking within the Development Area for the existing cottages to the north of the site on the Chapel Road. • Provide an appropriate level of public open space to serve the residential scheme as per the requirements of the Development Plan. • The design requirements set out in Table 10.5.4 shall be complied with in the future development of this area. | |
| <p>The following are the Key Objectives for <i>Development Area 6 – Kinsealy House</i>:</p> <ul style="list-style-type: none"> • Provide a high quality residential scheme. • Incorporate a strong landscape theme in all future proposals for the site. • Provide a green route (cycle and pedestrian paths) extending from east to west through the site, to connect to the adjacent Teagasc Development Area, with the potential for an onward connection to Portmarnock. | <p>No relationship to the European sites and therefore no risk posed.</p> |

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| <ul style="list-style-type: none"> • Ensure that the built form of development appropriately addresses the green route and provides overlooking and passive surveillance. • Explore the sensitive re-use of Kinsaley House in consultation with the Fingal Conservation Officer and ensuring compliance with Objective No. 71 of the Development Plan, incorporating proposals for the Kinsaley House portion of the site into the first phase of development. • Avoid overlooking of adjacent residential properties. • Provide appropriate drainage infrastructure in accordance with the requirements of the Fingal County Council Drainage Department. • Ensure the provision of pedestrian and cyclist permeability through the site from Chapel Road and onward connections. • Require a single planning application to be lodged for the entire development area. While development may be phased, the piecemeal development of the area will not be supported. • Scale height, form and character shall be in accordance with the design principles set out in the LAP. • All design proposals for the subject site shall be informed by a detailed topographical study and visual impact assessment. • The design requirements set out in Table 10.6.7 shall be complied with in the future development of this area. | |