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Appropriate Assessment Screening Report

PRESENTED TO

Fingal County Council

Proposed Development at New Road, Donabate, Co. Dublin

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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by Fingal County Council to prepare an Appropriate Assessment Screening Report for a proposed residential development, at New Road, Donabate, Co. Dublin, hereafter referred to as 'Proposed Development' or 'Site', when referring to the application site area. This report contains information to enable the Competent Authority to undertake Stage 1 Appropriate Assessment (AA) screening in respect of the Proposed Development.

1.2 Quality Assurance and Competence

Enviroguide Consulting is multi-disciplinary consultancy specialising in the areas of the Environment, Waste Management and Planning. All Enviroguide consultants carry scientific or engineering qualifications and have a wealth of experience working within the Environmental Consultancy sectors, having undergone extensive training and continued professional development.

Enviroguide Consulting as a company remains fully briefed in European and Irish environmental policy and legislation. Enviroguide staff members are highly qualified in their field. Professional memberships include the Chartered Institution of Wastes Management (CIWM), the Irish Environmental Law Association and Chartered Institute of Ecology and Environmental Management (CIEEM).

All surveying and reporting have been carried out by qualified and experienced ecologists and environmental consultants. SOB undertook the ecological surveys and desktop research and authored this report.

SOB has a B.A. in Zoology from Trinity College Dublin and a M.Sc. Hons. in Wildlife Conservation and Management from University College Dublin, and has experience in desktop research, report writing, and literature scoping-review, as well as practical field and laboratory experience (Pollinator surveying, sampling and identification, habitat surveying, invasive species surveying, etc.). SOB has prepared Stage I and Stage II Appropriate Assessment (AA) Reports, Invasive Species Surveys, Ecology Statements, EclAs and Biodiversity Chapters of EIARs.

1.3 Description of Proposed Development

1.3.1 Site Location

The Site is principally greenfield site of approximately 4.72 hectares located at New Road, Donabate, Co. Dublin. The site is generally bound by: a construction site which is currently being developed to the north for a large-scale residential development (LRD) (Planning Ref LRD0008/S3); the Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west.

The Site is located approximately 370m south-east of Donabate town centre and 500m from the Donabate train station.

The Site lies 140m west of the New Road/Donabate Distributor Road (R126) intersection. The landscape to the north and west of the Site is primarily urban in nature, with agricultural lands and Donabate Golf Club comprising the remaining environment surrounding the Site.

1.3.2 Proposed Development Description

The Proposed Development is proposed at a site of 4.72 hectares at New Road, Donabate, Co. Dublin. The Site is generally bound by: a site which is currently being developed to the north; Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west. The Site includes: part of New Road for road junction, cycle track, footpath and water service connection works; and part of the site to the north for water service connection works.

The Proposed Development will principally comprise the construction of 175 No. residential dwellings (123 No. houses and 52 No. apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external stores). The 123 No. houses, which are part-1-/part-2-storey and 2-storey in height, include 30 No. 2-bed units, 82 No. 3-bed units and 11 No. 4-bed units. The 52 No. apartments include 26 No. 1-bed units, 20 No. 2-bed units and 6 No. 3-bed units and are contained in a single block ranging in height from 1 No. to 4 No. storeys.

The Proposed Development will also include the following: 2 No. new multi-modal entrances/exits at New Road; 2 No. multi-modal connections to existing and under construction residential developments to the east and north respectively; cycle track and footpath along New Road; 139 No. car parking spaces; 4 No. set down bays; 6 No. motorcycle parking spaces; cycle parking; hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions); boundary treatments; 1 No. sub-station; bin stores; lighting; PV panels atop houses; green roofs, PV panels, lift overruns and plant atop the apartment block; green roofs and PV panels atop the crèche building; and all associated works above and below ground.

The proposed site layout can be seen in Figure 2.

1.3.3 Drainage and Water Supply

1.3.3.1 Surface water

As outlined in the Engineering Services Report (Waterman Moylan, 2024a) accompanying this application, the existing greenfield Site slopes generally towards the north, with a partially infilled ditch falling east along the north boundary of the Site. The majority of the ditch along the north of the Site has been infilled and replaced with a land drain to facilitate the development to the north of the Site (Planning Reg. Ref. LRD0008/22-S3 / ABP-315288-22). The existing drainage ditch along the west boundary of the Site originally flowed into this north ditch, however the adjacent construction works has severed this connection and there is currently no outfall.

The Proposed Development will be separated into three catchments. Catchment 1, along the south of the Site, which is comprised of half of the New Road carriageway, the proposed cycle lane, the footpath and proposed units fronting onto New Road, will

discharge at greenfield run-off rates to the existing surface water network located along New Road.

Catchments 2 and 3 will be served by a newly construction surface water drainage network before discharging at the current greenfield rates to the local natural drainage ditch systems surrounding the Site. It is also proposed to create a new drainage ditch along the north boundary of the Site to connect to the existing drainage ditch to the northeast of the Site.

A number of Sustainable Drainage Systems (SuDS) measures have been incorporated into the design of the Proposed Development, and include:

- Permeable paving at all private driveways and parking courts throughout the Proposed Developments.
- Filter drains to the rear gardens of residential units and adjacent footpaths in open spaces.
- Green / sedum roofing covering a minimum of 60% of the apartment block to reduce annual percentage rainwater run-off by between 40% and 80% through retention and evapotranspiration and to filter this water to reduce potential pollutants.
- Bio-retention tree pits on roadsides throughout the Proposed Development for the retention and infiltration of stormwater run-off.
- Swales along selected roads throughout the Proposed Development for the retention and infiltration of surface water run-off from the Site to the local drainage system.
- Detention basins will serve Catchments 2 and 3, and will typically remain dry except for during extreme rainfall events. These detention basins have been designed to incorporate an underlying stone mattress, so attenuated water volumes will not flood to the surface level of the basin, allowing for the basin to remain usable during lesser rainfall events. Catchment 1 will be served by an underground system with an above ground engineering depression in the open space to form a typical style of detention basin.
- Flow control devices, such as Hydrobrakes or similar approved, are proposed at each catchment attenuation feature to limit flows to the existing greenfield run-off rate.
- Class 1 petrol interceptors will be provided prior to the discharge of the surface water from the Site to the local water courses.

The proposed drainage layout can be seen in Figure 3.

1.3.3.2 Foul Drainage

As outlined in the Engineering Services Report (Waterman Moylan, 2024a) accompanying this application, it is proposed the Proposed Development will be served by a newly constructed series of 150mm and 225mm diameter networks, which will outfall to the adjacent Ballymastone development (Planning Reg. Ref. LRD0008/22-S3 / ABP-315288-22) to the north, which is currently under construction and under the ownership of Fingal County Council.

Foul water from the Site will discharge to Portrane, Donabate, Rush, Lusk Wastewater Treatment Plant (WwTP) prior to treatment and discharge to the Irish Sea.

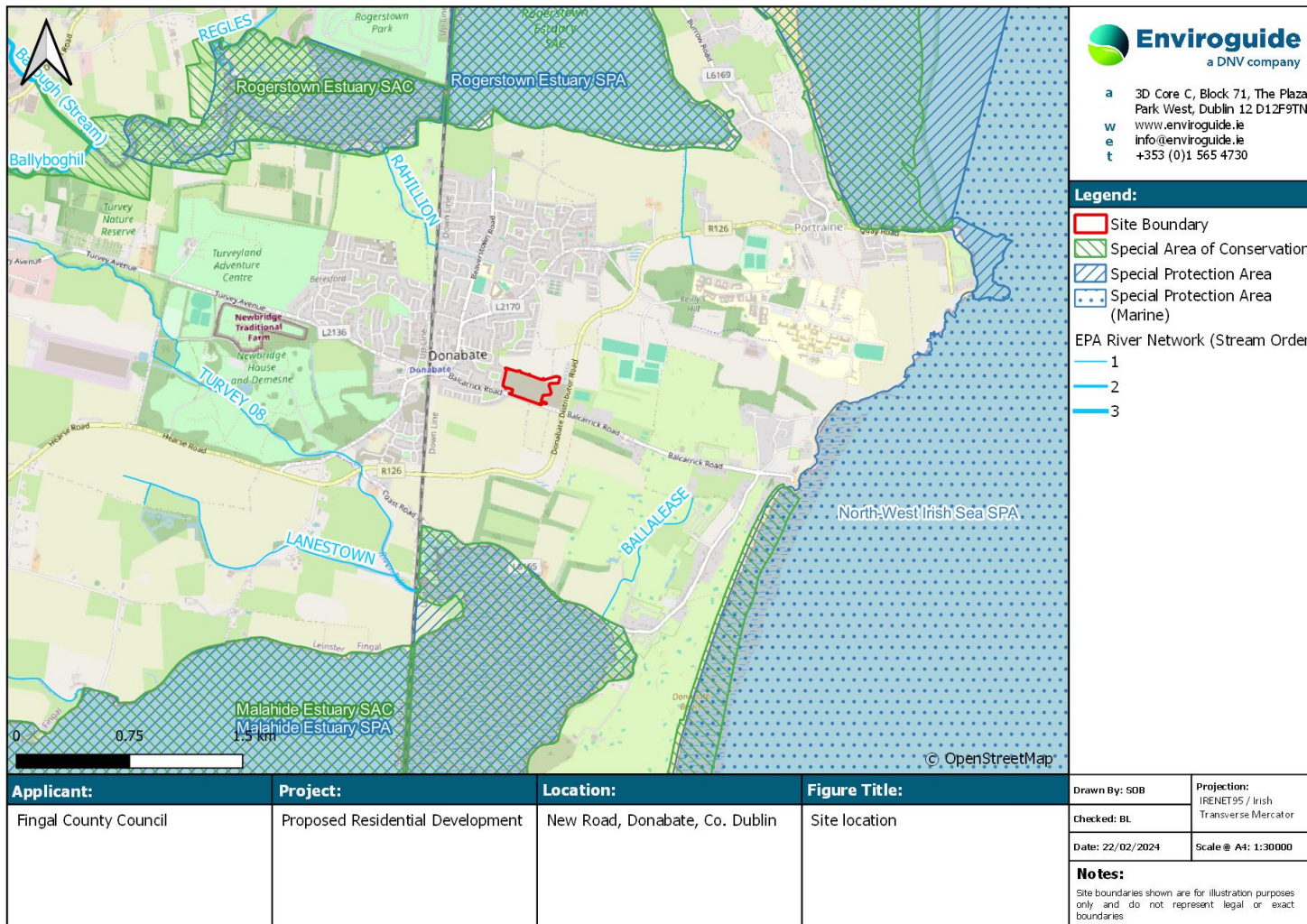


FIGURE 1. SITE LOCATION.

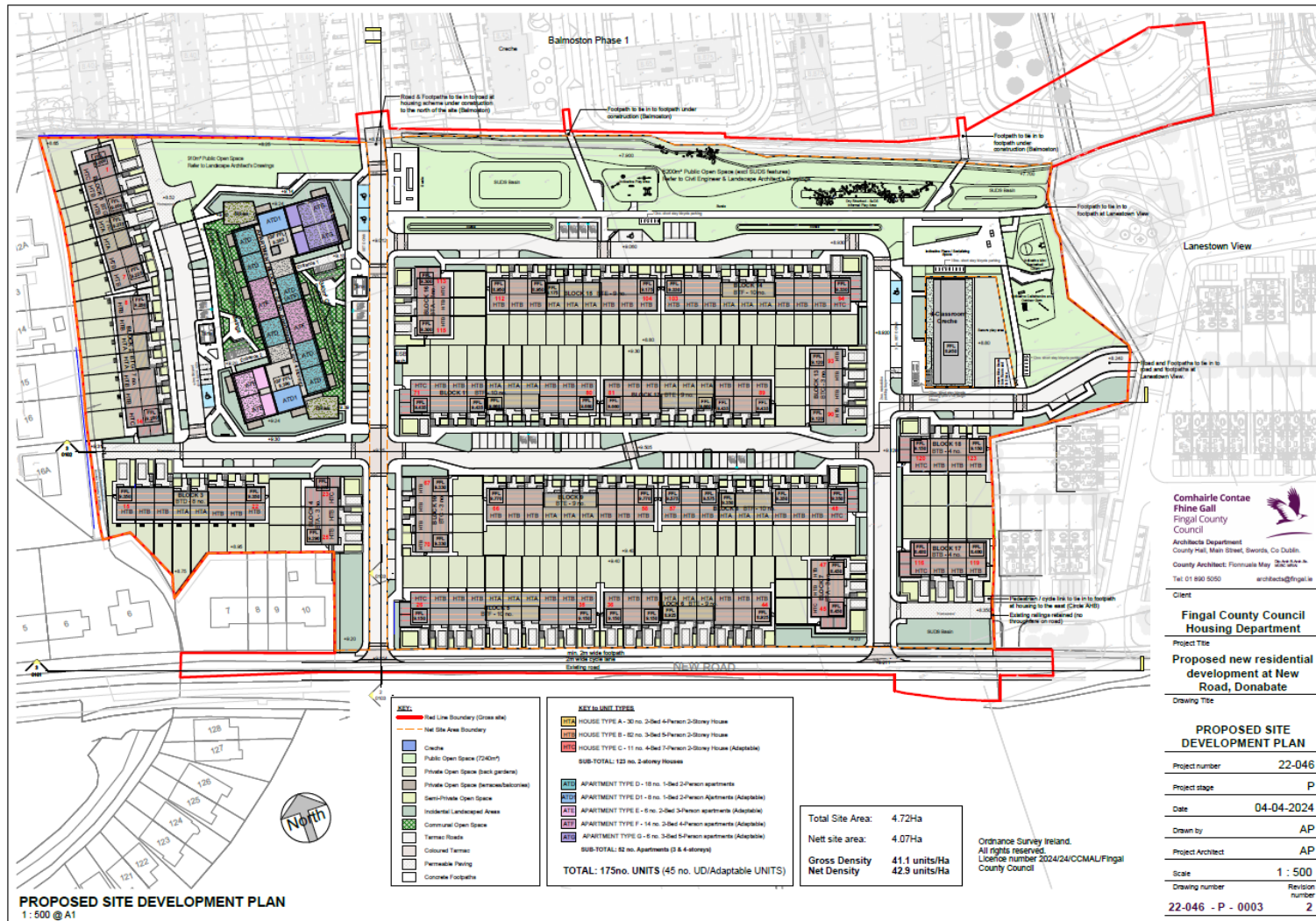


FIGURE 2. PROPOSED SITE LAYOUT (FINGAL COUNTY COUNCIL, 2024. DRAWING NO. 22-046-PP-0003).

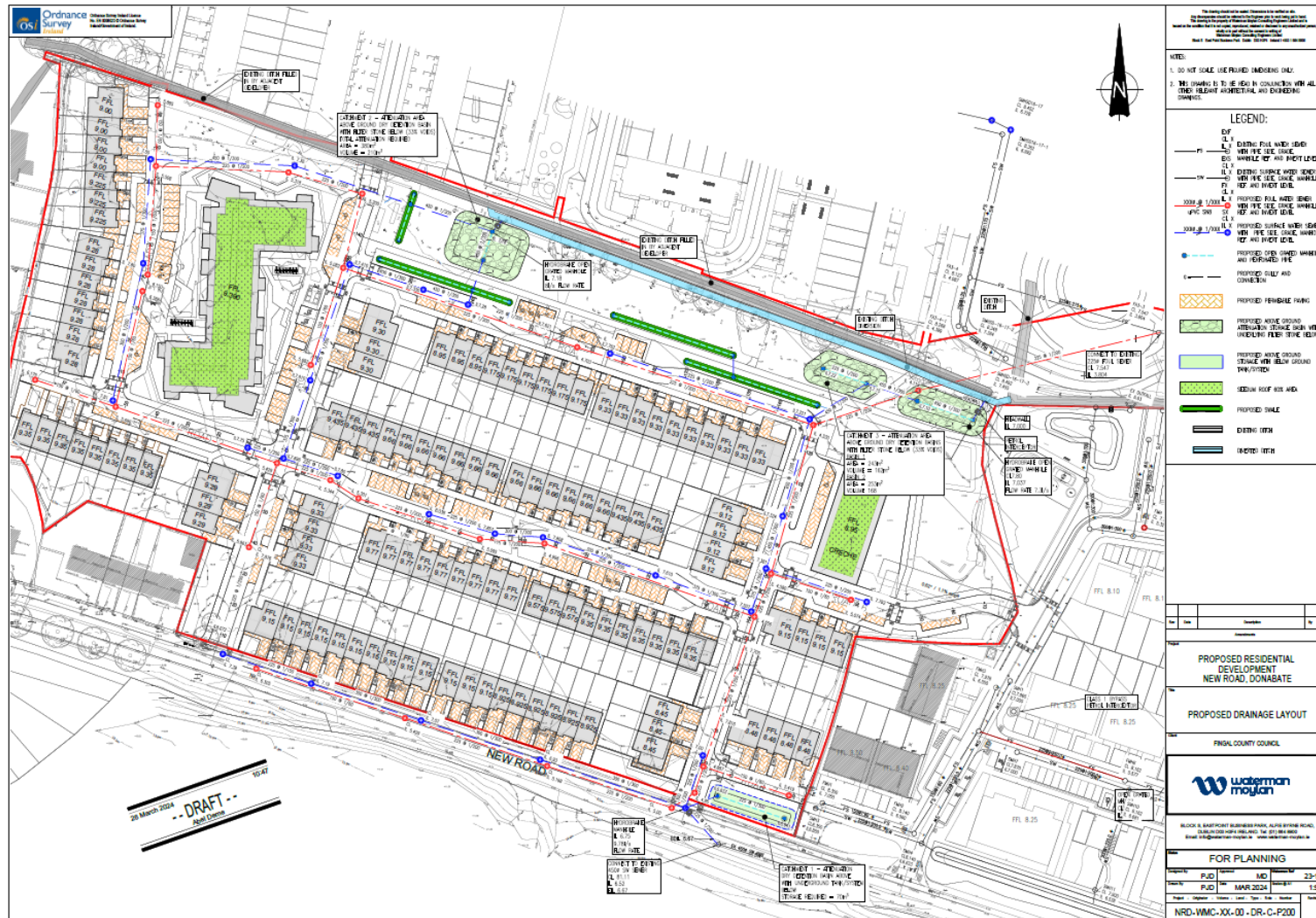


FIGURE 3. PROPOSED DRAINAGE LAYOUT. DRAWING NO. NRD-WMC-XX-00-DR-C-P200 (WATERMAN MOYLAN, 2024).

2 LEGISLATIVE AND POLICY CONTEXT

2.1 Legislative Background

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (2009/147/EC) seeks to protect birds of special importance by the designation of Special Protection Areas (SPAs). The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011).

It is the responsibility of each Member State to designate SPAs and SACs, both of which will form part of the Natura 2000 Network, a network of protected sites throughout the European Community. These designated sites are referred to as “Natura 2000 sites” or “European sites”. SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the sites; from these the conservation objectives of the site are derived.

An AA is a required assessment to determine the likelihood of significant effects, based on best scientific knowledge, of any plans or projects on European sites. A screening for AA determines whether a plan or project, either alone or in combination with other plans and projects, is likely to have significant effects on a European site, in view of its conservation objectives.

This AA Screening has been undertaken to determine the potential for significant effects on relevant European sites. The purpose of this assessment is to determine, the appropriateness, or otherwise, of the Proposed Development in the context of the conservation objectives of such sites.

2.1.1 Legislative Context

The obligations in relation to Appropriate Assessment have been implemented in Ireland under Part XAB of the Planning and Development Act 2000, as amended (“the 2000 Act”), and in particular Section 177U and Section 177V thereof. The relevant provisions of Section 177U in relation to AA screening have been set out 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.”

An Appropriate Assessment is required under Article 6 of the Habitats Directive where a project or plan may give rise to significant effects upon a European site. Paragraph 3 states that:

“6(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site, in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent 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.”

According to the ruling delivered in open court in Luxembourg on 15th June 2023 regarding the interpretation of Article 6(3) of Directive 92/43, the Article must be interpreted as meaning that:

“In order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site”.

As such, standardised embedded mitigation (such as the use of Sustainable Drainage Systems (SuDS) in large-scale residential developments) that are incorporated into the design of a proposal or project and which may result in a reduction of effects impacting European sites, but where the primary reason of the embedded mitigation is not to protect a European site, are permitted for consideration during the undertaking of AA.

2.2 Policy Context

2.2.1 Fingal County Development Plan 2023-2029

Policies and objectives of the Fingal County Development Plan (CDP) 2023-2029 that are of relevance to this AA Screening Report are outlined below:

- **Policy GINHP5:** *“Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and community gardens), the sustainable management of water, the*

maintenance of landscape character including historic landscape character and the protection and enhancement of archaeological and heritage landscapes.”

- **Objective GINHO2:** *“Reduce fragmentation and enhance the resilience of Fingal’s green infrastructure network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider green infrastructure network.”*
- **Policy GINHP12:** *“Protect areas designated or proposed to be designated as Natura 2000 sites (i.e., Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, and Refuges for Fauna.”*
- **Objective GINHO27:** *“Support the National Parks and Wildlife Service, in the maintenance and achievement of favourable conservation status for the habitats and species in Fingal by taking full account of the requirements of the Habitats and Birds Directives, in the performance of its functions.”*
- **Objective GINHO28:** *“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.”*
- **Policy GINHP17:** *“Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e., Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) including any areas that may be proposed for designation or designated during the lifetime of this Plan.”*
- **Objective GINHO35:** *“In accordance with Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities 2010, any plans or projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are subject to a screening for Appropriate Assessment unless they are directly connected with or necessary to the management of a Natura 2000 site.*
- **Objective GINHO79:** *“Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way.”*

2.2.2 Fingal Biodiversity Action Plan 2023-2030

Fingal Biodiversity Action Plan (BAP) 2023-2030 is set out to protect and improve biodiversity through six topics:

- Delivery of the Ecological Network across Fingal;
- Building for Biodiversity and Managing Open Space for Biodiversity;
- Climate Change Adaptation and Mitigation;
- Agri Environment Schemes and Rewilding;
- Research and Monitoring; and
- Raising Awareness.

2.3 Stages of Appropriate Assessment

This AA Screening Report (the 'Screening Report') has been prepared by Enviroguide Consulting. It considers whether the Proposed Development is likely to have a significant effect on a European site and whether a Stage 2 AA is required.

The AA process is a four-stage process. Each stage requires different considerations, assessments and tests to ultimately arrive at the relevant conclusion for each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

The four stages of an AA, can be summarised as follows:

- **Stage 1: Screening.** The Screening for AA considers whether a plan or project is directly connected to or necessary for the management of a European site, or whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European site in view of its conservation objectives.
- **Stage 2: Natura Impact Statement (NIS).** Where Stage 1 determines that significant effects are likely, uncertain or unknown, the preparation of a NIS is required. The NIS must include a scientific examination of evidence and data to classify potential impacts on any European site(s) in view of their conservation objectives in the absence of mitigation. The NIS will identify appropriate mitigation to remove the potential for likely significant adverse effects on any European site(s). If the competent authority determines that the plan or project would have an adverse effect on the integrity of any European site(s) despite mitigation, it can only grant consent after proceeding through stages 3 and 4.
- **Stage 3: Assessment of alternative solutions.** If the outcome of Stage 2 is negative i.e., adverse impacts to the sites cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned. This stage examines alternative solutions to the proposal.
- **Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain.** The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a European site, where no less damaging solution exists.

The Habitats Directive promotes a hierarchy of avoidance, mitigation, and compensatory measures. First the project should aim to avoid any negative effects on European sites by identifying possible effects early in the planning stage and designing the project to avoid such effects. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the project is still likely to result in adverse effects, and no further practicable mitigation is possible, a refusal for planning permission may be recommended. In this case, the project will generally only be considered where no alternative solutions are identified and the project is required for IROPI, or, in the case of priority habitats, considerations of health or safety, or beneficial consequences of primary importance for the environment or to other IROPI. Then compensation measures are required for any remaining adverse effects.

3 AA SCREENING METHODOLOGY

3.1 Guidance

This Screening Report has been undertaken in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities.* (Department of Environment, Heritage and Local Government, 2010 revision);
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.* Circular NPW 1/10 & PSSP 2/10;
- *Communication from the Commission on the precautionary principle* (European Commission, 2000);
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission, 2019);
- *Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC* Brussels, 28.9.2021 C (European Commission, 2021); and
- *Appropriate Assessment Screening for Development Management, OPR Practice Note PN01, Office of the Planning Regulator March 2021.*

3.2 Screening Steps

Screening for AA involves the following steps:

- Establish whether the plan or project is directly connected with or necessary for the management of a European site;
- Description of the baseline existing environment at the Site of the Proposed Development;
- Identification of relevant European site(s) potentially affected;
- Identification and description of potential effects on the relevant European site(s);
- Assessment of the likely significance of the effects identified on the relevant European site(s);
- Description and characterisation of other projects or plans that in combination with the Proposed Development have the potential for having significant effects on the European site; and
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

It should be noted that any targeted ecological mitigation measures and/or measures intended or included for the purposes of avoiding adverse effects arising as a result of the Proposed Development on any European site **have not been considered** as part of this Screening Report.

3.3 Desk Study

A desktop study was carried out to collate and review available information, datasets and documentation sources relevant for the completion of this Screening Report. The desktop study relied on the following sources:

- Information on the network of European Sites, boundaries, QIs and conservation objectives, obtained from the National Parks and Wildlife Service (NPWS) at www.npws.ie;
- Text summaries of the relevant European sites taken from the respective Standard Data Forms (available at <https://natura2000.eea.europa.eu/>) and Site Synopses (available at www.npws.ie);
- Information on waterbodies, catchment areas and hydrological connections obtained from the Environmental Protection Agency (EPA) at www.gis.epa.ie;
- Information on bedrock, groundwater, aquifers and their statuses, obtained from Geological Survey Ireland (GSI) at www.gsi.ie;
- Satellite imagery and mapping obtained from various sources and dates including Google, Digital Globe, Bing and Ordnance Survey Ireland; and
- Information on the existence of permitted developments, or developments awaiting decision, in the vicinity of the Proposed Development from the National Planning Database (DHLGH, 2024).

For a complete list of the documents consulted as part of this assessment, see *Section 6 References*.

3.4 Field surveys

Ecological field surveys have been carried out at the Site to date. These are summarised in Table 1. For full details on the methods and results of the fields surveys listed, please refer to the Ecological Impact Assessment (EclA) (Enviroguide, 2024) accompanying this application under separate cover. No limitations to field surveys were encountered which would prevent robust conclusions being drawn as to the potential impacts of the Proposed Development. Results relevant to this Screening Report have been summarised in section 4.1.2.

TABLE 1. FIELD SURVEYS UNDERTAKEN AT THE PROPOSED DEVELOPMENT SITE.

Survey	Surveyor	Dates
Preliminary Habitat and Invasive Flora Survey	Enviroguide Consulting (SOB)	19 th of January 2024
Preliminary Fauna Survey	Enviroguide Consulting (SOB)	19 th of January 2024
Targeted Amphibian Survey	Enviroguide Consulting (SOB)	12 th of March 2024

3.5 Identification of Relevant European sites

The Zone of Influence (ZOI) for a project is the area over which ecological features may be affected by changes as a result of a development and associated activities. This is likely to extend beyond the development site, for example where there are ecological or hydrological links beyond the site boundaries (CIEEM, 2018). Furthermore, ZOI in relation to European

sites is described as follows in the 'OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management' (OPR, 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).”

Thus, to identify the European sites that potentially lie within the ZOI of the Proposed Development, a Source-Path-Receptor (S-P-R) method was adopted, as described in OPR PN01 (OPR 2021). This note was published to provide guidance on screening for AA during the planning process, and although it focuses on the approach a planning authority should take in screening for AA, the methodology is also readily applied in the preparation of Screening Reports such as this.

The relevant European sites were identified based on the following:

- Identification of potential sources of effects based on the Proposed Development description and details, including changes to potentially suitable ex-situ habitats at the Site (i.e., habitats utilised by SCI bird species outside of their designated SPAs);
- Use of up-to-date GIS spatial datasets for European designated sites and water catchments – downloaded from the NPWS website (www.npws.ie) and the EPA website (www.epa.ie) to identify European sites which could potentially be affected by the Proposed Development; and
- Identification of potential pathways between the Site of the Proposed Development and any European sites within the ZOI of any of the identified sources of effects.
 - The catchment data were used to establish or discount potential hydrological connectivity between the Proposed Development and any European sites.
 - Groundwater and bedrock information used to establish or discount potential hydrogeological connectivity between the Proposed Development and any European sites.
 - Air and land connectivity assessed based on Proposed Development details and proximity to European sites.
 - Consideration of potential indirect pathways, e.g., impacts to flight paths, ex-situ habitats, etc.
- Defining the likely ZOI based on the identified sources of effects and potential pathways between the Proposed Development and any European sites.

3.6 Assessment of Significant Effects

The conservation objectives of the European sites identified to lie within the ZOI were reviewed and assessed in order to establish whether the construction and operation of the Proposed Development has the potential to have a negative impact on any of the QIs and/or conservation objectives listed for the site.

The assessment framework is taken from the best practice guidelines issued by the European Commission, i.e., “*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*”.

The potential for significant effects that may arise from the Proposed Development was considered through the use of key indicators:

- Habitat loss or alteration.
- Habitat/species fragmentation.
- Disturbance and/or displacement of species.
- Changes in population density.
- Changes in water quality and resource.

In addition, information pertaining to the conservation objectives of the European sites, the ecology of the designated habitats and species and known or perceived sensitivities of the habitats and species were considered.

3.7 Limitations

No limitations were encountered which would prevent robust conclusions being drawn as to the potential impacts of the Proposed Development on the relevant European sites.

4 STAGE 1 SCREENING ASSESSMENT

4.1 Existing Environment

4.1.1 Desk Study Results

4.1.1.1 Hydrology, Geology and Hydrogeology

The Site of the Proposed Development is within the *Nanny-Delvin* catchment (Catchment ID: 08) and within the *Ballough[Stream]_SC_010* (Sub-Catchment ID: 08_6) sub-catchment (EPA 2024). The closest mapped watercourse is a 1st order stream known as the Ballalease Stream (IE_EA_08T020700), approximately 1.1km southeast of the Site. Furthermore, a drainage ditch is located along the western boundary of the Site and originates internally at the southwest corner of the Site running northwards to connect to the northern boundary ditch. The ditch to the north of the Site is internalised to the redline boundary of the adjacent Balmastone development to the north which is currently under construction under Reg Ref: LRD0008/S3. As part of the construction of this site, the ditch has been partially infilled in locations, and been replaced with a land drain. Subsequently, the connection from the western boundary ditch to the north has been cut off, and this western boundary ditch is now a static ditch with no outfall to the east where it previously flowed.

There is a ditch to the northeast of the site which is the natural outfall ditch for the Site. This ditch connects to the ditch that flows eastwards along the northern boundary of the adjacent Lanestown View development before being culverted under the new Donabate Distributor Road via twin 450mm diameter culverts. From there it flows eastwards through a series of ditches before discharging to the Donabate Golf course ditch system and ultimately the Irish Sea (Waterman Moylan, 2024a).

The Ballalease Stream discharges to Malahide Estuary (IE_EA_060_0100) 1.5km southeast of the Site. The Water Framework Directive (WFD) status (2016-2021) for this watercourse is *Poor*, while Malahide Estuary was assigned a *'Moderate'* ecological status, and both are *'At Risk'* of not meeting their WFD objectives. There are no EPA water monitoring stations located along Ballalease Stream (EPA, 2024).

The Site is situated within the Swords groundwater body (IE_EA_G_011), which is classified as having *"Good"* status (WFD Status 2016-2021) and is currently assessed as *'Not at Risk'*. The aquifer type in the area is a *Locally Important Aquifer - Bedrock which is Generally Moderately Productive (Lm)*. The groundwater rock units underlying the Site are classified as *'Dinantian Sandstones'* (GSI, 2024).

The level of vulnerability of the Site to groundwater contamination via human activities is *'High'*. The soil on Site is classified as Elton, and the subsoil is Limestone till (Carboniferous) (TLs) (EPA, 2024).

The Waterbody Status for river, transitional and groundwater water bodies relevant to the Site as recorded by the EPA (2024) in accordance with European Communities (Water Policy) Regulations 2003 (SI no. 722/2003) are provided in Table 2.

TABLE 2. WFD RISK AND WATER BODY STATUS

Waterbody Name	Water body; EU code	Location from Site	Distance from Site (km)	WFD water body status (2016-2021)	WFD 3 rd cycle Risk Status	Hydraulic Connection to the Site
Surface Water Bodies						
Ballalease Stream	IE_EA_08 T020700	Southeast	1.1	Poor	At Risk	None identified.
Transitional Water Bodies						
Malahide Estuary	IE_EA_060_0100	Southeast	1.5	Moderate	At Risk	None identified.
Groundwater Bodies						
Swords	IE_EA_G_011	N/A	N/A	Good	Not at Risk	Underlying groundwater-body

4.1.2 Relevant Field Survey results

4.1.2.1 Habitats & Flora

At the time of the Site survey in January 2024, the Site of the Proposed Development was comprised of predominantly scrub and rank grassland. The pockets of Scrub (WS1) habitat throughout the Site were mainly comprised of bramble (*Rubus fruticosus agg.*), with low diversity Dry Meadows and Grassy Verges (GS1) habitat covering most of the remainder of the Site. Common grassland species, such as dock (*Rumex sp.*), nettle (*Cirsium sp.*) and buttercup (*Ranunculus sp.*) were recorded throughout. An area of Spoil and Bare Ground (ED2) was observed along the west of the Site bordering the Drainage Ditch (FW4) forming the west boundary of the Site due to machinery disturbance. Another drainage ditch was recorded along the south boundary of the Site, however this ditch became dry within the southeast of the Site. The drainage ditch on Site appeared to flow from south to north, however the initial trickle of water within the northwest of the Site became stagnant almost immediately.

A mosaic of Hedgerow (WL1)/Treeline (WL2) habitat was observed along sections of the Site boundary, primarily along the west, south and north of the Site margins. The trees on Site ranged from early mature to semi-mature and included species such as hawthorn (*Crataegus monogyna*), ash (*Fraxinus excelsior*), goat willow (*Salix caprea*), elder (*Sambucus nigra*), and sycamore (*Acer pseudoplatanus*).

4.1.2.2 Fauna

No evidence of rare or protected mammal activity was recorded on Site. Evidence of Medium Impact invasive rabbit (*Oryctolagus cuniculus*) was recorded on Site in the form of droppings and small mammal trails into areas of bramble. Fox (*Vulpes vulpes*) also likely inhabits the Site as fox scent was detected along the scrub habitat along the south boundary of the Site. The hedgerow and treeline habitats on Site offer limited foraging and commuting habitat for local bats due to the lack of connectivity to the surrounding environment, and no trees on Site were deemed to have roosting potential, due to lack of potential roost features.

The bird species recorded on Site In January 2024 were primarily common passerine species, such as robin (*Erithacus rubecula*), blue tit (*Cyanistes caeruleus*), great tit (*Parus major*), chaffinch (*Fringilla coelebs*), wren (*Troglodytes troglodytes*), blackbird (*Turdus merula*), and starling (*Sturnus vulgaris*). Of these species, only starling is amber-listed in Birds of

Conservation Concern in Ireland 2020-2026 (Gilbert et al., 2021). In March 2024, one heron (*Ardea cinerea*) and one snipe (*Gallinago gallinago*) were recorded on Site. The green-listed heron was observed along the west drainage ditch, while the red-listed snipe was flushed from the bare soil habitat within the southwest of the Site. The drainage ditch along the west and south boundaries of the Site may offer habitat for local amphibians, however, no evidence of amphibians, including frogspawn, was recorded during the March 2024 survey.

4.2 Identification of Relevant European Sites

4.2.1 Potential Sources of Impacts

The Proposed Development is not directly connected with or necessary to the management of European sites. However, the following elements of the Proposed Development were identified and assessed for their potential to cause likely significant effects on European sites.

Construction Phase (Estimated duration: 18-24 months)

- Uncontrolled releases of dust, sediments and/or other pollutants to air due to earthworks;
- Surface water run-off containing silt, sediments and/or other pollutants into nearby waterbodies or surface water network;
- Surface water run-off containing silt, sediments and/or other pollutants into the local groundwater;
- Waste generation during the Construction Phase comprising soils and construction wastes;
- Increased noise, dust and/or vibrations as a result of construction activity;
- Increased dust and air emissions from construction traffic;
- Increased lighting in the vicinity as a result of construction activity; and
- Increased human presence and activity as a result of construction activity.

Operational Phase (Estimated duration: Indefinite)

- Surface water drainage from the Site of the Proposed Development;
- Foul water from the Proposed Development;
- Increased lighting at the Site and in the vicinity emitted from the Proposed Development; and
- Increased human presence and activity at the Site and in the vicinity as a result of the Proposed Development.

4.2.2 Potential Pathways to European Sites

For the above listed potential sources of effects to have the potential to cause likely significant effects on any European site, a pathway between the source of potential effects (i.e., the Site of the Proposed Development) and the receptor is required. Potential impact pathways are

discussed in the following sections in the context of the identified impact sources as identified in section 4.2.1.

4.2.2.1 Direct Pathways

4.2.2.1.1 Hydrological pathways

While there are no mapped watercourses within the Site of the Proposed Development and the drainage ditches along the western and northern boundary of the Site have been severed from the local surface water drainage network. There is a potential pathway during seasonal peak rainfall months (October to January), with a local drainage ditch network northeast of the Proposed Development flowing north east. As such, there is a potential weak hydrological link between the Site and **North West Irish Sea SPA (004236)** during the Construction Phase and is further assessed below in section 4.3.2.

4.2.2.1.2 Hydrogeological pathways

During groundworks and other Construction Phase activities, the ground will be exposed and any potential accidental discharges to ground could potentially migrate vertically downward to the underlying bedrock aquifer and laterally within the aquifer to Malahide Estuary, and therefore reach **Malahide Estuary SAC (000205)** and **Malahide Estuary SPA (004025)**.

The underlying aquifer is described as being '*Locally Important*' (Lm) on bedrock which is '*Generally Moderately Productive*'. As per the groundwater report for the Swords groundwater body, "*The general groundwater flow direction in this aquifer is towards the coast and also towards the overlying rivers. This aquifer is not expected to maintain regional groundwater flow paths. Groundwater circulation from recharge to discharge points will more commonly take place over a distance of less than a kilometre*" (GSI, 2004). As such, the hydrogeological link from the Site to the European sites has been disregarded due to distance of over 1km.

4.2.2.1.3 Air and land pathways

Air and land pathways are considered to be limited to surrounding areas within approx. 200-300m from the Site boundary for any noise and dust sources, depending on prevailing weather conditions. Additionally, increase in human activity at the Site and light spill is considered to be limited to areas within the Site and habitats immediately adjacent to the boundaries.

No air or land pathways, including lighting, dust, noise, construction waste and/or human disturbance from the Proposed Development to any European sites were identified, as the distance between the Site and the nearest European site (Malahide Estuary SAC (000205) approx. 1.0km southwest) is deemed sufficient to exclude any potential for impacts from increases in noise, increased human activity, lighting and/or dust or other airborne pollutants.

The Site does not offer significant *ex-situ* habitat for the bird species of Special Conservation Interest (SCI) associated with the Malahide Estuary SPA (004025) or other nearby SPAs, including Rogerstown Estuary SPA (004015) and North-West Irish Sea SPA (004236) due to the relatively small size of the Site, dense areas of scrub on Site, and the abundance of similar habitats within the landscape surrounding the Site of the Proposed Development.

4.2.2.2 Indirect Pathways

No indirect pathways (e.g., disruptions to migratory paths) were identified.

4.2.2.2.1 Hydrological Pathways

The Site of the Proposed Development will be connected to the existing public foul sewer. Therefore, there is a weak hydrological link between the Site and **North-West Irish Sea SPA (004236)** via discharges from Portrane, Donabate, Rush, Lusk WwTP during the Operational Phase. Designated sites beyond this European site have been disregarded due to distance and dilution factors within the estuary and the downstream marine habitats.

The potential for foul waters generated at the Site of the Proposed Development to reach the North-West Irish Sea SPA (004236) and cause significant effects, during the Operational Phase, is negligible due to:

- The Portrane, Donabate, Rush, Lusk WwTP is compliant with the Emission Limit Values (ELV's) set in the wastewater discharge licence (Irish Water, 2022).
- The discharge from the wastewater treatment plant does not have an observable impact on the coastal/transitional water quality (Irish Water, 2022).
- The discharges from the wastewater treatment plant does not have an observable negative impact on the WFD status of the receiving waterbody (Irish Water, 2022).

4.2.2.2.2 Air and land pathways

The Site does not offer significant *ex-situ* habitat for the bird species of Special Conservation Interest (SCI) associated with the Malahide Estuary SPA (004025) or other nearby SPAs, including Rogerstown Estuary SPA (004015) and North-West Irish Sea SPA (004236) due to the relatively small size of the Site, dense areas of scrub on Site, and the abundance of similar habitats within the landscape surrounding the Site of the Proposed Development.

4.2.3 Relevant European sites

A European site will only be at risk from likely significant effects where a S-P-R link exists between the Proposed Development Site and the European site. The preceding steps did not identify any S-P-R links of note, and therefore no further assessment is required.

TABLE 3. EUROPEAN SITES CONSIDERED WITH THE SOURCE-PATHWAY-RECEPTOR (S-P-R) METHOD TO ESTABLISH NOTABLE LINKS BETWEEN THE SOURCES OF EFFECTS ARISING FROM THE PROPOSED DEVELOPMENT, AND ANY RELEVANT EUROPEAN SITES. THOSE SITES WITH NOTABLE S-P-R LINKS ARE HIGHLIGHTED IN GREEN (IF ANY). QUALIFYING INTERESTS (QIs) TAKEN FROM THE RELEVANT CONSERVATION OBJECTIVES DOCUMENTS (AS REFERENCED).

Site Name & Site Code	Qualifying Interests (*= priority habitats)	Potential Pathways
Special Areas of Conservation (SAC)		
Malahide Estuary SAC (000205) Linear Distance from Proposed Development: approx. 1.1km SW	As per NPWS (2013a) Habitats 1140 Mudflats and sandflats not covered by seawater at low tide 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) 1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)	Weak hydrogeological pathway deemed insignificant due to dilution from distance. No other potential pathways identified.

Site Name & Site Code	Qualifying Interests (*= priority habitats)	Potential Pathways
	2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)*	
Special Protection Areas (SPAs)		
<p>Malahide Estuary SPA (004025)</p> <p>Linear Distance from Proposed Development: approx. 1.1km SW</p>	<p>As per NPWS (2013b) SCI Birds A005 Great Crested Grebe (<i>Podiceps cristatus</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A054 Pintail (<i>Anas acuta</i>) A067 Goldeneye (<i>Bucephala clangula</i>) A069 Red-breasted Merganser (<i>Mergus serrator</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A143 Knot (<i>Calidris canutus</i>) A149 Dunlin (<i>Calidris alpina</i>) A156 Black-tailed Godwit (<i>Limosa limosa</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A162 Redshank (<i>Tringa totanus</i>) A999 Wetland and Waterbirds</p>	<p>Weak hydrogeological pathway deemed insignificant due to dilution from distances.</p> <p>No significant <i>ex-situ</i> habitat for SCI bird on Site.</p> <p>No other potential pathways identified.</p>
<p>Rogerstown Estuary SPA (004015)</p> <p>Linear Distance from Proposed Development: approx. 1.6km NW</p>	<p>As per NPWS (2013c) SCI Birds A043 Greylag Goose (<i>Anser anser</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A056 Shoveler (<i>Anas clypeata</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A137 Ringed Plover (<i>Charadrius hiaticula</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A143 Knot (<i>Calidris canutus</i>) A149 Dunlin (<i>Calidris alpina</i>) A156 Black-tailed Godwit (<i>Limosa limosa</i>) A162 Redshank (<i>Tringa totanus</i>) A999 Wetland and Waterbirds</p>	<p>No significant <i>ex-situ</i> habitat for SCI bird on Site.</p> <p>No potential pathways identified.</p>
<p>North-West Irish Sea SPA (004236)</p> <p>Linear Distance from Proposed Development: approx. 1.7km SE</p>	<p>As per NPWS (2023) SCI Birds A065 Common Scoter (<i>Melanitta nigra</i>) A001 Red-throated Diver (<i>Gavia stellata</i>) A003 Great Northern Diver (<i>Gavia immer</i>) A009 Fulmar (<i>Fulmarus glacialis</i>) A013 Manx Shearwater (<i>Puffinus puffinus</i>) A018 Shag (<i>Phalacrocorax aristotelis</i>) A017 Cormorant (<i>Phalacrocorax carbo</i>) A177 Little Gull (<i>Larus minutus</i>) A188 Kittiwake (<i>Rissa tridactyla</i>) A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) A182 Common Gull (<i>Larus canus</i>) A183 Lesser Black-backed Gull (<i>Larus fuscus</i>) A184 Herring Gull (<i>Larus argentatus</i>) A187 Great Black-backed Gull (<i>Larus marinus</i>) A195 Little Tern (<i>Sterna albifrons</i>) A192 Roseate Tern (<i>Sterna dougallii</i>) A193 Common Tern (<i>Sterna hirundo</i>)</p>	<p>Weak hydrological pathway form surface water in drainage ditch adjacent the Site.</p> <p>No significant <i>ex-situ</i> habitat for SCI bird on Site.</p> <p>No direct potential pathways identified.</p> <p>Operational hydrological pathway, deemed insignificant due to dilution and treatment at</p>

Site Name & Site Code	Qualifying Interests (*= priority habitats)	Potential Pathways
	A194 Arctic Tern (<i>Sterna paradisaea</i>) A204 Puffin (<i>Fratercula arctica</i>) A200 Razorbill (<i>Alca torda</i>) A199 Guillemot (<i>Uria aalge</i>)	Portrane, Donabate, Rush, Lusk WwTP.

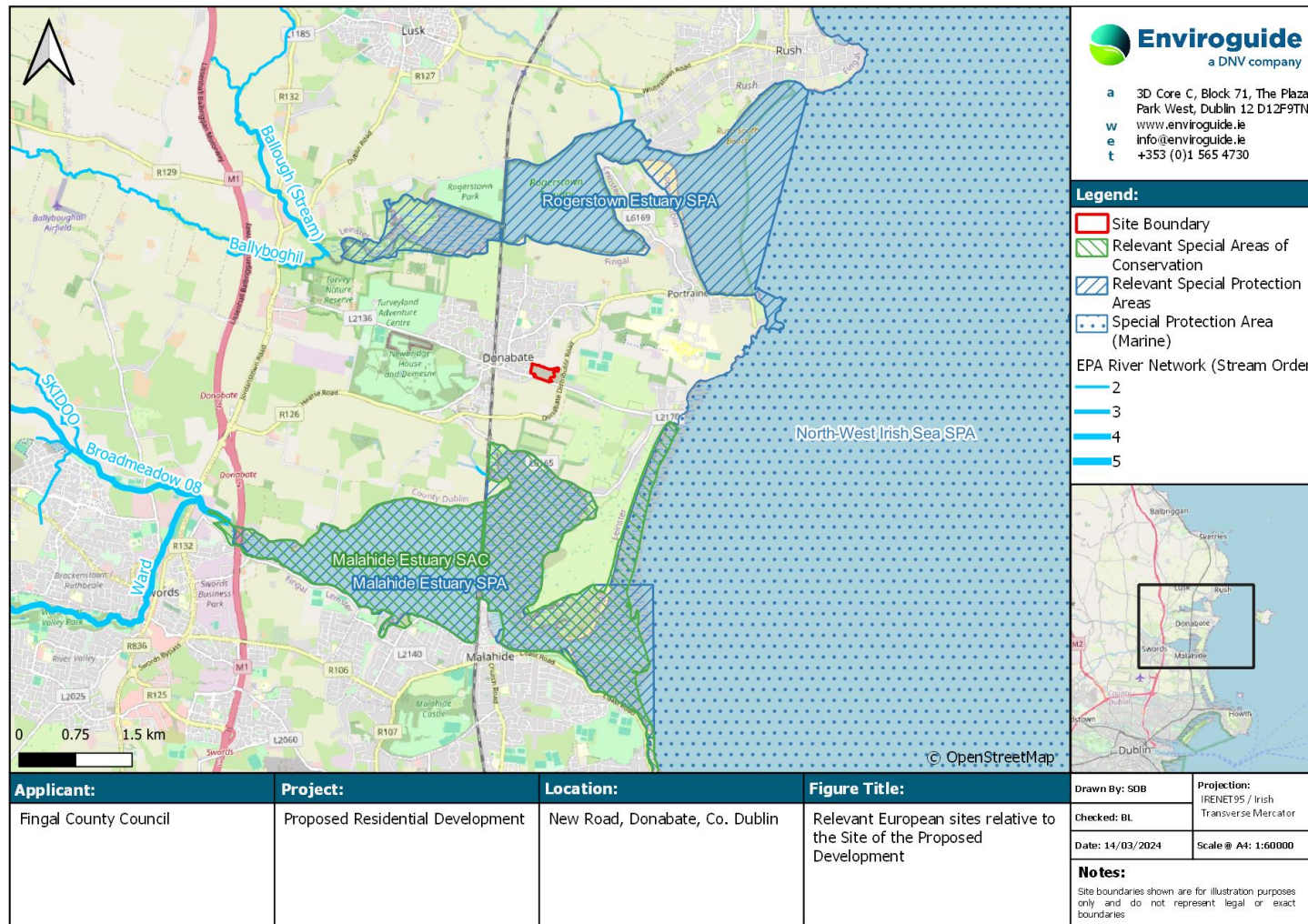


FIGURE 4. LOCATION OF EUROPEAN SITES RELATIVE TO THE PROPOSED DEVELOPMENT.

4.2.3.1 North-West Irish Sea SPA (004236)

The following descriptions of the North-West Irish Sea SPA is extracted from the Site Synopsis (NPWS 2023) for the site:

“The North-west Irish Sea cSPA constitutes an important resource for marine birds. The estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. These areas, along with more pelagic marine waters further offshore, provide additional supporting habitats (for foraging and other maintenance behaviours) for those seabirds that breed at colonies on the north-west Irish Sea’s islands and coastal headlands. These marine areas are also important for seabirds outside the breeding period. This SPA extends offshore along the coasts of counties Louth, Meath and Dublin, and is approximately 2,333km² in area. This SPA is ecologically connected to several existing SPAs in this area. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Common Scoter, Red-throated Diver, Great Northern Diver, Fulmar, Manx Shearwater, Shag, Cormorant, Little Gull, Kittiwake, Black-headed Gull, Common Gull, Lesser Black-backed Gull, Herring Gull, Great Black-backed Gull, Little Tern, Roseate Tern, Common Tern, Arctic Tern, Puffin, Razorbill and Guillemot.

“The breeding seabird species listed for those SPAs, which abut the North-West Irish Sea SPA are: Fulmar (Lambay Island SPA); Cormorant (Skerries Island SPA; Ireland’s Eye SPA; Lambay Island SPA); Shag (Skerries Island SPA; Lambay Island SPA); Lesser Black-backed Gull (Lambay Island SPA); Herring Gull (Skerries Island SPA; Ireland’s Eye SPA; Lambay Island SPA); Kittiwake (Lambay Island SPA; Ireland’s Eye SPA; Howth Head SPA); Roseate Tern (Rockabill SPA); Common Tern (Rockabill SPA); Arctic Tern (Rockabill SPA); Little Tern (Boyne Estuary SPA); Guillemot (Lambay Island SPA, Ireland’s Eye SPA); Razorbill (Lambay Island SPA, Ireland’s Eye SPA); and Puffin (Lambay Island SPA). The Common Tern population that is listed for the nearby South Dublin Bay and River Tolka Estuary SPA is also likely to use this SPA as a foraging resource.

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

“The estimated 2016 summer abundance of Manx Shearwater in the 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.”

4.2.3.2 Qualifying Interests and Conservation Objectives

The QIs/SCIs and their respective conservation objectives for each of the relevant European site(s) are detailed in Table 4 and Figure 5.

TABLE 4. QUALIFYING INTERESTS (QIs) / SPECIAL CONSERVATION INTERESTS (SCIs) AND THEIR CONSERVATION OBJECTIVES FOR THE RELEVANT EUROPEAN SITES. THE CONSERVATION STATUS OF EACH QI / SCI WAS SOURCED FROM THE RELEVANT STANDARD DATA FORM(S) (SOURCE: EEA (2024)).

QI / SCI (* = priority habitat)	Conservation Status	Conservation Objective
North-west Irish Sea cSPA (004236)		
Red-throated Diver (<i>Gavia stellata</i>) [A001]	Not available ¹	To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Great Northern Diver (<i>Gavia immer</i>) [A003]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Fulmar (<i>Fulmarus glacialis</i>) [A009]		To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Manx Shearwater (<i>Puffinus puffinus</i>) [A013]		To <u>restore</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Cormorant (<i>Phalacrocorax carbo</i>) [A017]		To <u>maintain</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Shag (<i>Phalacrocorax aristotelis</i>) [A018]		Not listed
Common Scoter (<i>Melanitta nigra</i>) [A065]		To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Little Gull (<i>Larus minutus</i>) [A177]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]		To <u>maintain</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Common Gull (<i>Larus canus</i>) [A182]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]		To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Herring Gull (<i>Larus argentatus</i>) [A184]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Great Black-backed Gull (<i>Larus marinus</i>) [A187]		To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Kittiwake (<i>Rissa tridactyla</i>) [A188]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Roseate Tern (<i>Sterna dougalli</i>) [A192]		To <u>maintain</u> the favourable conservation condition of these species at North-west Irish Sea SPA
Common Tern (<i>Sterna hirundo</i>) [A193]		
Arctic Tern (<i>Sterna paradisaea</i>) [A194]		
Little Tern (<i>Sterna albifrons</i>) [A195]		
Guillemot (<i>Uria aalge</i>) [A199]		
Razorbill (<i>Alca torda</i>) [A200]		To <u>restore</u> the favourable conservation condition of this species at North-west Irish Sea SPA
Puffin (<i>Fratercula arctica</i>) [A204]		

¹ Conservation status details for these QI species are not yet available as North-west Irish Sea is still a candidate SPA. The site conservation objectives are used for the purposes of this assessment.

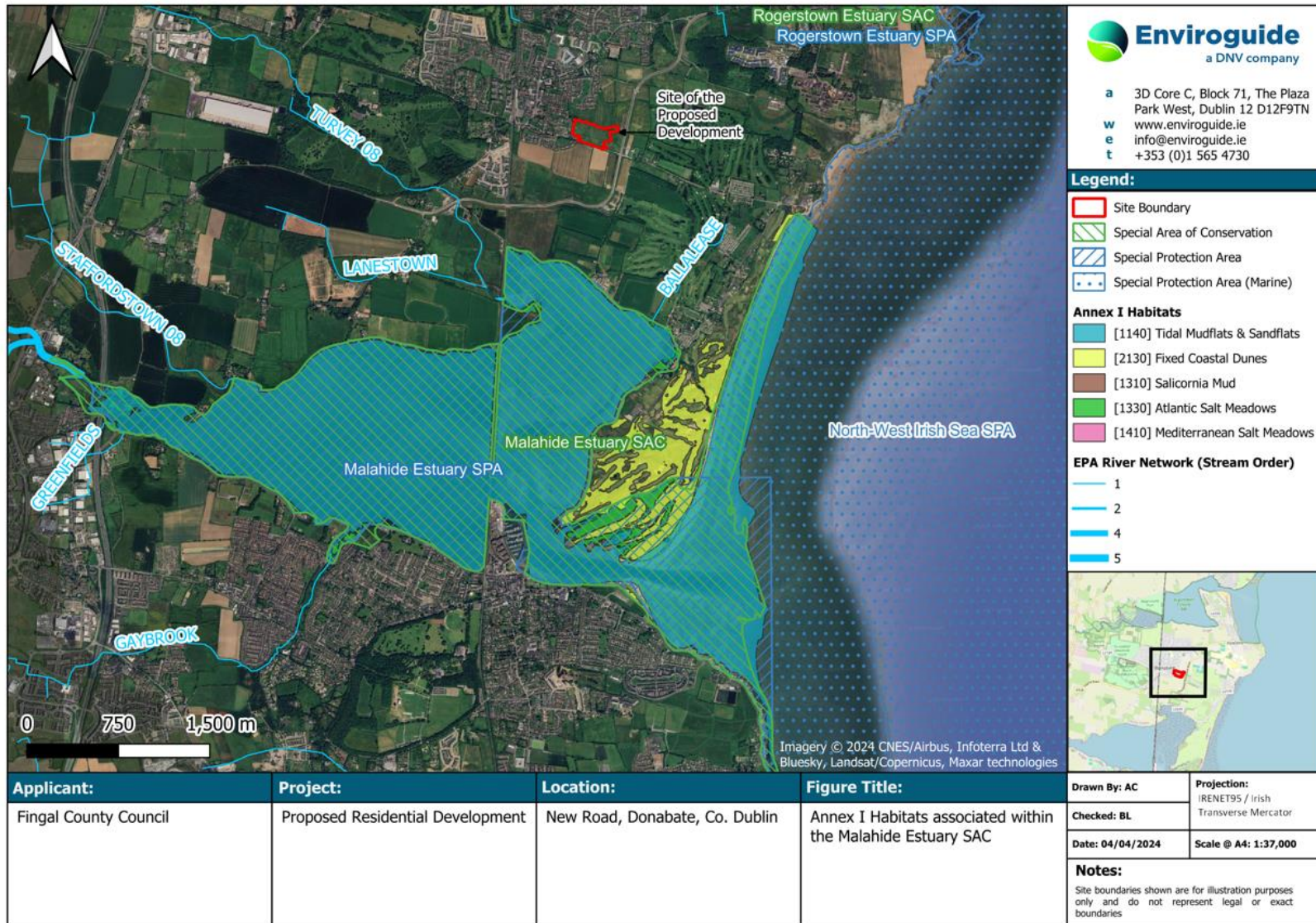


FIGURE 5. ANNEX I HABITATS ASSOCIATED WITH THE MALAHIDE ESTUARY SAC WITH POTENTIAL HYDROLOGICAL AND HYDROGEOLOGICAL PATHWAYS FROM THE SITE

4.3 Assessment of Likely Significant Effects

The following sections discuss the potential for likely significant effects on the relevant European site(s), taking into consideration the QIs, SCIs and SSCOs (where available), and assesses whether the Proposed Development has the capacity to adversely affect the integrity of North-west Irish Sea SPA (004236). Furthermore, due consideration shall be given to species not formally identified but which may be present within these European sites and adversely effected by the Proposed Development, provided that those potential impacts are likely to affect the conservation objectives of the designated site. The potential for significant effects that may arise from the Proposed Development was considered through the use of key indicators as detailed in section 3.6.

4.3.1 Habitat Loss and/or Species Disturbance

The Proposed Development is not located within any European site and therefore there will be no direct loss or alteration of SCIs as a result of the Proposed Development from increased human presence/visual disturbance, increase in noise, dust or vibrations, or increased lighting (Cutts et al., 2009). No significant *ex-situ* habitat exists on Site for any SCI listed for North-west Irish Sea SPA (004236). However, as outlined above, there is a potential pathway for surface water pollution events during the Construction Phase to result in impacts to North-west Irish Sea SPA (004236) via run-off to the drainage ditch adjacent to the Site during periods of prolonged or heavy rainfall. An acute pollution event, such as significant sediment run-off or release of large quantities of hydrocarbons into the above watercourse may result in the loss or alteration of QIs within North-west Irish Sea SPA (004236). However, it is noted that the existing ditches to the north of the site are field drainage ditches. The Proposed Development design will restrict surface water runoff from the Site to the equivalent of the existing greenfield runoff. In this regard, there will be no increase in runoff from the Site to the existing drainage ditches. It is therefore considered reasonable that the ditches are adequate to receive the runoff from the Proposed Development as this will be the same as the existing situation (Waterman Moylan, 2024a). It is therefore, concluded that there is no potential for pollutants to reach the local surface drainage network and the downstream European site of the North-west Irish Sea SPA (004236) resulting in likely adverse effects on SCIs during the Construction Phase. For the purposes of objectivity and clarity, targeted ecological mitigation measures **are not considered in the impact prediction**. As per the judgment of the Court (Second Chamber) of 15th of June 2023 (see *Eco Advocacy CLG v An Bord Pleanala (Case C 721/21)*), *'Article 6(3) of Directive 92/43 must be interpreted as meaning that, in order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site'*.

The proposed SuDS measures are incorporated into the surface water design of the Proposed Development as standard practice and, although they will result in the removal of pollutants such as silt, and hydrocarbons from surface waters, they have not been included for the purpose of mitigating impacts on any European sites. The proposed SuDS measures will primarily protect groundwater and surface waters within the immediate vicinity of the Proposed Development but will also protect the downstream European sites North-west Irish Sea SPA

(004236). It is therefore, concluded that there is no potential for pollutants to reach the local surface drainage network and the downstream European sites in North-west Irish Sea SPA (004236) resulting in habitat loss or alteration during the Operational Phase.

4.3.2 Changes in Water Quality and Resource

The Construction Environmental Management Plan (CEMP) (Waterman Moylan, 2024b) accompanying this design pack been prepared to ensure all works associated with the Construction Phase of the Proposed Development comply with relevant legislation and best practice guidelines, including:

- Construction Industry Research and Information Association (CIRIA), (2001), Control of Water Pollution from Construction sites, Guidance for Consultants and Contractors;
- CIRIA Environmental Good Practice on Site (C650), 2005;
- BPGCS005, Oil Storage Guidelines;
- UK Pollution Prevention Guidelines (PPG) UK Environment Agency, 2004;
- Construction Industry Research and Information Association CIRIA C648: Control of water pollution from linear construction projects: Technical guidance (Murnane et al. 2006);
- CIRIA 697, The SuDS Manual, 2007;
- UK pollution Prevention Guidelines (PPG) UK Environment Agency, 2004;
- CIRIA C648: Control of water pollution from linear construction projects: Site guide (Murnane et al. 2006); and
- Inland Fisheries Ireland (2016). Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters.

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate fully with the Environment Section of Fingal County Council in this regard.

The standard best practise measures outlined in this CEMP (including sediment traps, silt fences, settlement management basins, no direct discharge to local watercourses, etc.) will protect the surface water networks surrounding the Site. As a result, these general measures will also protect the water quality within the Malahide Estuary SAC (000205) and Malahide Estuary SPA (004025). For details of these standard best practise surface water protection measures please refer to the CEMP accompanying this submission.

As outlined in section 4.3.1 above, due to the inclusion of SuDS measures into the project design, the Proposed Development will not result in deterioration in water quality within Malahide Estuary SAC (000205) and Malahide Estuary SPA (004025) due to surface water run-off during the Operational Phase.

4.3.3 Potential for In-combination Effects

Although the Proposed Development is not considered to have the capacity to cause significant effects on any European sites alone, it is important to consider the potential for cumulative effects with other plans and/or projects. The following sections outline existing granted or pending planning permissions in the vicinity of the Proposed Development and assess the potential for adverse in-combination effects on any European sites.

4.3.3.1 Existing Planning Permissions

Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with the Proposed Development and cause likely significant effects on the relevant European sites. Long-term developments granted outside of this time period were also considered where applicable.

There are several existing planning permissions on record in the area, approximately 500m surrounding the Site, ranging from small-scale extensions and alterations to existing residential and commercial properties to larger-scale developments. The larger scale developments identified within 500m of the Proposed Development which may also have a hydrological connection to the Malahide Estuary via surface water discharges to the local drainage network are as follows:

TABLE 5. GRANTED AND PENDING DEVELOPMENT APPLICATIONS WITHIN 500 M OF THE PROPOSED DEVELOPMENT. LOCATION AND DISTANCE GIVEN IS RELATIVE TO THE PROPOSED DEVELOPMENT.

Planning Reference	Planning Authority	Status	Location
ABP-311447-21	An Bord Pleanála	Grant Permission	Adjacent to Site
<p>Development Description</p> <p>The development will comprise:-</p> <p>(i) Construction of 36 No. houses, comprising of 10 No. four-bedroom, 2-storey, semi-detached houses; 18 No. three-bedroom, 2-storey, semi-detached houses; and 8 No. two-bedroom, 2-storey, terrace houses. Each dwelling will feature a private rear garden and roof mounted solar panel or photovoltaic panels;</p> <p>(ii) Construction of 28 No. apartment/duplex units, comprising of 14 No. two-bedroom apartments and 14 No. three-bedroom duplex units, in 3 No. 3-stoey blocks. Each apartment/duplex unit is provided with a private balcony or terrace. The 3 No. blocks proposed are served by 430sqm of communal amenity space and roof mounted solar panel or photovoltaic panels. The proposed development includes 111 No. car parking spaces, inclusive of 64 No. on-curtilage car parking spaces serving the houses (2 No. spaces per 3 and 4 bedroom house and 1 No. space per 2 bedroom house), 41 No. car parking spaces serving the apartments/duplex units and 6 No. visitor car parking spaces, and 72 No. bicycle parking spaces (36 No. provided in 3 No. secure bicycle storage areas and 36 No. provided throughout the development);</p> <p>(iii) Construction of a 1,800sqm public open space area, featuring a playground, in the north-western corner of the site;</p> <p>(iv) Creation of new vehicular entrance from New Road along the site's southern boundary;</p> <p>(v) Alterations to existing site levels through the importation of clean, uncontaminated soil and stones to the site; and</p> <p>(vi) All associated site, landscaping and infrastructural works, including tree planting, boundary treatments; street lighting; ESB substations; internal roadways, footpaths and shared surfaces; and foul/SuDS drainage, necessary to facilitate the development. Temporary permission (5 years) is also sought for;</p> <p>(i) the erection of 3 No. advertising signs (totaling 42sqm), for the purposes of marketing, on the sites eastern and southern boundaries.</p> <p>Potential for In-combination effects</p> <p>No potential for in-combination effects. The AA Screening Report for this project concluded there would be no potential for significant impacts to any European sites. As such, and accounting for the</p>			

lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

F22A/0686

**Fingal County
Council**

Grant Permission

Adjacent to Site

Development Description

Alterations to development approved under Reg. Ref. F20A/0510 ABP Ref. No. 311447-21 comprising: (i) relocation of ESB substation; (ii) rearrangement of 3 no. vehicular parking bays with no resultant change in quantum of vehicular parking spaces; (iii) revision to roof level of apartment block including an increase in parapet height from 20.93m to 21.085m (0.155m increase) and the provision of a lift shaft overrun; (iv) revision to ground floor level of apartment block comprising the replacement of balconies with private paved patios; (v) minor revisions to the eastern and southern elevations of the apartment block comprising changes to fenestration details and revised finishing materials; (vi) minor revisions to the roof pitch and roof level of all House Types (A/A1/B1/B2/B3/F); (vii) minor changes to elevation finishing materials (brick to be replaced with render) to House Types B1/B3; (viii) minor changes to fenestration details to House Types A/B1/B2; and, (ix) all ancillary works necessary to facilitate the development. The proposed works have been necessitated by construction stage design assessment and are substantially compliant with the development approved under Reg. Ref. F20A/0510 (ABP Ref. No. 311447-21).

Potential for In-combination effects

No potential for in-combination effects. The AA Screening for the initial planning application above concluded there would be no potential for significant impacts to any European sites. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

ABP-315288-22

An Bord Pleanála

Grant Permission

Adjacent to Site

Development Description

A ten-year permission for a Large Scale Residential Development (LRD) at this site at Ballymastone, Donabate, County Dublin. The application site, of 15.02ha, comprises a land parcel dissected by the Donabate Distributor Road (DDR). The site is bounded by existing residential development of The Links and St. Patrick's Park to the west, the wider undeveloped Ballymastone lands and The Priors to the north, greenfield residential development lands (as permitted under F17A/0373 and F20A/0510) and New Road to the South, and St. Patrick's GAA Club and Donabate Golf Club to the east.

The proposed development will consist of the construction of a residential development, which represents Phase 1 of the wider development of the Ballymastone Lands (as identified in the Donabate Local Area Plan 2016 (as extended)), ranging in height from 2 to 6 storeys to accommodate 432 no. residential dwellings (including a mix of apartments, duplexes and houses), a crèche and public open space. The site will accommodate 554 no. car parking spaces, 831 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services and plant areas. Landscaping will include communal amenity areas, and a significant public open space provision. The development is set out as follows:

1. The Construction of 432 no. new residential dwellings consists of 93 no. Apartment units, 126 no. Duplexes and 213 no. Houses set out as follows:

- Construction of 2 no. Apartment blocks, ranging in height from 3 to 6 storeys, with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 93 no. units (42 no. 1-beds, 41 no. 2-beds & 10 no. 3 beds).
- Construction of 213 no. 2-storey houses (75 no. 2-beds, 130 no. 3-beds & 8 no. 4-beds).

- Construction of 126 no. 2 to 3 storey duplex units, with balconies on all elevations (10 no. 1-beds, 55 no. 2-beds & 61 no. 3-beds).

2. The scheme provides 15.6% public open space of the net site area comprising of two small parks and two pocket parks which total c. 15,417 sq.m. The two small parks, referred to as Baile Uisce Park and Ballisk Park are located centrally within the scheme, either side of the DDR, and are organized around existing archaeological features.

3. Provision of 1 no. crèche, located to the south of the site of c. 909 sq.m and will cater for c.182 no. child places with an external play space of c.430 sq.m.

4. A total of 544 no. car parking spaces are provided (in-curtilage for the houses and in a mix of both on-street and communal courtyard parking areas for apartments/duplexes and visitor parking) and a total of 10 no. spaces for the crèche. A total of 791 no. cycle parking spaces are provided for the residential units (comprising 717 no. long stay/resident spaces in secure locations and 74 no. short stay/visitor spaces at surface level) and 40 no. spaces for the crèche.

5. The development provides vehicular access from New Road via the Donabate Distributor Road, Portrane Road via The Links Road and directly from the Donabate Distributor Road as well as pedestrian links to all surrounding access points. Upgrade of the existing junction at the Portrane Road/The Links Rd is included for. An east-west pedestrian cycle route is proposed, with associated landscaping, connecting the DDR to the Links Road to the north of the site. The site also connects, via the DDR, to the proposed Ballymastone Recreation Hub. The development includes for the proposed alterations of the permitted routing of the connection from New Road to the Links Road, within the site boundary, as permitted under F17A/0373 (PL06F.249206).

6. The proposed application includes all site enabling and development works, landscaping works, PV panels, bin stores, plant, boundary treatments, ESB substations, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Potential for In-combination effects

No potential for in-combination effects. The Inspector's Report by An Bord Pleanála assessed the submitted AA Screening and NIS reports for this project and concluded there would be no potential for significant impacts to any European sites. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

ABP-308446-20	An Bord Pleanála	Grant Permission	425m SW
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Development Description

Development will consist of 55 no residential units, 3 no. retail units, public open spaces, upgrades to the public road, reconstruction of the existing car park serving Smyths Bridge House (a Protected Structure), upgrade of the existing entrance onto Main Street, internal access roads, water services including a pumping station, surface water attenuation tank and detention basin, public lighting, 1 no. ESB substation and utilities.

The residential element of the proposed development of 55 no. units comprises the following:

1 no. House Type B1: 3 Bedroom Two Storey Mid-Terrace House (110 sqm)

1 no. House Type C: 3 Bedroom Two Storey Mid-Terrace House (102 sqm)

1 no. House Type E: 3 Bedroom Two Storey Semi-Detached House (116.5 sqm)

- 2 no. House Type F: 3 Bedroom Two Storey Semi-Detached House (116.4 sqm)
- 2 no. House Type L: 4 Bedroom Three Storey Under parked Terraced House (182 sqm)
- 1 no. House Type L1: 4 Bedroom Three Storey Underparked Semi-Detached House (182 sqm)
- 1 no. House Type L2: 4 Bedroom Three Storey Underparked Semi-Detached House (182 sqm)
- 2 no. House Type M: 4 Bedroom Two Storey Terraced House (144.4 sqm)
- 1 no. House Type M1: 4 Bedroom Two Storey Semi-Detached House (144.4 sqm)
- 2 no. House Type N: 4 Bedroom Two Storey Semi-Detached (125.4 sqm)
- 4 no. 2 Bedroom Duplexes (98.4 sqm) (Block 1)
- 1 no. 2 Bedroom Apartment (110.9 sqm) (Block 2)
- 1 no. 1 Bedroom Apartment (57 sqm) (Block 3)
- 1 no. 2 Bedroom Apartment (83 sqm) (Block 3)
- 6 no. 1 Bedroom Apartment (50.7 sqm) (Block 4)
- 4 no. 1 Bedroom Apartment (54.5 sqm) (Block 4)
- 1 no. 1 Bedroom apartment (63.2 sqm) (Block 4),
- 2 no. 1 Bedroom apartment (64 sqm) (Block 4),
- 6 no. 2 Bedroom apartment (82.2 sqm) (Block 4),
- 2 no 2 Bedroom apartments (86 sqm) (Block 4),
- 6 no 2 Bedroom apartment (87.3 sqm) (Block 4),
- 6 no 2 Bedroom apartment (89 sqm) (Block 4) and
- 1 no. 3 Bedroom apartment (110 sqm) (Block 4).

Proposed Block 1 is three storeys in height, Block 2 is two storeys, Block 3 is two storeys and Block 4 is four storeys.

It is proposed to provide 1,600 sqm of public open space including a central playground and a pathway linking to the approved bridge over the railway line. The commercial element of the scheme comprises 2 no. retail units of 108 sqm each and 1 no retail unit of 45 sqm. It is proposed to reconfigure the existing permitted car park serving Smyths Bridge House to accommodate pedestrian , cyclist and limited vehicular access, 44 no. replacement car parking spaces. Works include the upgrade of 140 metres of Main Street including the Balcarrick Road Junction. It is proposed to provide 98 bike parking spaces to serve the proposed development and 112 no. car parking spaces in total to serve the proposed development and Smyths Pub. Proposed potable, surface and foul water services and utilities will be provided predominantly under the proposed roadways, with pumping station, attenuation tank and detention basin provided in the south of the subject site.

The application is accompanied by a Natura Impact Statement (NIS).

Potential for In-combination effects

No potential for in-combination effects. The Natura Impact Statement for this project concluded there would be no potential for significant impacts to any European sites due to the implementation of specific mitigation measures. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

F23A/0192	Fingal County Council	Grant Permission	415m SW
<p>Development Description</p> <p>The development will consist of the provision of construction access and haul road (total length approx. 494m), to facilitate the construction of development permitted under Reg. Ref. F20A/0204 (ABP PL06F.308446), on a site of approx. 1.1ha. The haul road extends from the existing access onto the Donabate Distributor Road (R126), northwards towards Main Street, Donabate, to connect with the site associated with Reg. Ref. F20A/0204 (ABP PL06.308446). The haul road infrastructure works include: • Temporary road surface finish with a width of approx. 5.5m and length of approx. 494m; • Incorporation of swales along the proposed haul road edge which will discharge to a temporary drainage basin; and • All ancillary and associated site development, drainage, landscape and boundary treatment works. It is intended that this additional haul route will assist in reducing the level of construction traffic accessing the site via the permitted construction and development access from Main Street, Donabate. On completion of development permitted under Reg. Ref. F20A/0204 (ABP PL06F.308446), the extent of the haul route will be reinstated to its current agricultural use or incorporated into future development of zoned lands at Corballis East. This application will be accompanied by a Natura Impact Assessment (NIS).</p> <p>Potential for In-combination effects</p> <p>No potential for in-combination effects. The Natura Impact Statement for this project concluded there would be no potential for significant impacts to any European sites due to the implementation of specific mitigation measures. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.</p>			
F22A/0527	Fingal County Council	Grant Permission	310m S
<p>Development Description</p> <p>A 7 No. year permission for development at this 3.50 Ha landholding in Corballis East, Donabate, Co. Dublin, which comprises 2 No. separate sites divided by the Donabate Distributor Road. The western site (3.34 Ha) is generally bounded to the north by greenfield lands, to the south and east by the Donabate Distributor Road and to the west by greenfield lands (subject to a live Planning Application for a mixed-use development as per An Bord Pleanála Case Reference TA06F.311059). The eastern site (0.16 Ha), which is subject to drainage infrastructure works only, is generally bounded to the north by greenfield lands, to the south by a wastewater pumping station and attenuation storage, to the east by greenfield lands and the Balcarrick Golf Course and to the west by greenfield lands and the Donabate Distributor Road.</p> <p>The development, which will have a total Gross Floor Area of 10,891sq m, will consist of: the construction of 96 No. residential units including 61 No. two storey houses (6 No. 2 bed units and 55 No. 3 bed units ranging in size from 78 sq. m to 117 sq. m) and 7 No. three storey 4 bed houses (150 sq. m), with associated private open space in the form of gardens and/or terraces facing all aspects, and 2 No. three storey duplex buildings comprising a total of 28 No. duplex units (14 No. 2 bed units and 14 No. 3 bed units ranging in size from 78 sq. m to 134 sq. m) with associated balconies/terraces predominantly facing north, south, east and west; and 1 No. two storey creche with associated rooflight to atrium (595 sq. m).</p> <p>The development will also comprise of the following on the western site: a vehicular access from the Donabate Distributor Road; internal roads, footpaths and a shared pedestrian and cyclist link; pedestrian connections to the Donabate Distributor Road; pedestrian and vehicular connections to the adjoining site to the west (subject to a live Planning Application for a mixed use development as per An Bord Pleanála Case Reference TA06F.311059); 166 No. car parking spaces; set down areas;</p>			

bicycle and bin stores; hard and soft landscaping; boundary treatments; green roof; solar panels; plant; 2 No. ESB substations; lighting; signage; drainage works; and all other associated site and development works above and below ground.

A Natura Impact Statement has been prepared in respect of the proposed development.

Potential for In-combination effects

No potential for in-combination effects. The Natura Impact Statement for this project concluded there would be no potential for significant impacts to any European sites due to the implementation of specific mitigation measures. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

F21A/0056	Fingal County Council	Grant Permission & Grant Retention	530m SW
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Development Description

The proposed development consists of amendments to the northern portion (0.9 ha) of the permitted residential development under Fingal County Council Ref. F17A/0113, including the following:

Replacement of the permitted Apartment Block 2 and 3 no. three bed houses to the west thereof with a new part three, part four storey Apartment Block containing 29 units (14 no. 1 bed apartments and 15 no. 2 bed apartments) and a bicycle storage area at

ground floor level; Internal and external amendments to the eastern section of the permitted Apartment Block 1, including the replacement of 8 no. 2 bed apartments with 8 no. 1 bed apartments and 4 no. 2 bed apartments from ground to third floor, with associated revisions to building elevations to provide additional balconies and windows, together with a revised roof design. These proposed amendments will result in a minor increase in the building footprint to the north and east, and an increase of the overall building height to 14.7m (approx. 670mm increase); Internal and external amendments to the western section of the permitted Apartment Block 1, including the rationalisation of building levels for construction efficiencies, revisions to the third-floor level fenestration pattern and access onto terraces, revisions to the roof design, an increase in the size of 3 no. windows on the southern elevation, revisions to the design of 3 no. balconies on the western elevation, revisions to a circulation core riser and associated alterations to the internal layout of immediately adjoining units at ground, first, second and third floors (4 no. units), and the reorganisation of a bathroom and storage area in 3 no. units at ground, first and second floor levels; Revision of the layout of the vehicular parking areas to the north and south of Apartment Blocks 1 and 2. A total of 90 no. car parking spaces are provided, with 80 no. spaces allocated to serve the future residents of Apartment Blocks 1, 2 and 3, 8 no. spaces serving visitors, and 2 no. spaces serving the permitted childcare facility at the ground floor level of Block 3; Retention and completion of 2 no. ESB substations located along the north-western and eastern boundary; The provision of 4 no. bicycle and bin storage structures, a revised landscaping and public lighting design, and all associated and ancillary site development works. The proposed amendments will provide 12 no. additional apartment units, increasing the number of units on the overall development site from 251 units to 263.

Potential for In-combination effects

No potential for in-combination effects. The AA Screening Report for this project concluded there would be no potential for significant impacts to any European sites. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

F20A/0157	Fingal County Council	Grant Permission	440m NW
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Development Description

The provision of a temporary primary school by way of construction of 2 No. prefabricated buildings (c.180sq. m & 392sq. m) on a defined site area (c.0.789 Ha) to be enclosed within a 2m high welded mesh fencing and access gates with associated site works including the provision of new site entrance, car parking, drop off area and hard surface play area.

Temporary Permission for a period no longer than 3 years is being sought.

Potential for In-combination effects

No potential for in-combination effects. The Planning Authority concluded there would be no potential for significant impacts to any European sites. As such, and accounting for the lack of potential impacts from the Proposed Development, it is determined there is no potential for in-combination effects between the Proposed Development and this development.

4.3.3.2 Relevant Policies and Plans

The local policies and plans detailed in section 2.2 above were reviewed and considered for possible in-combination effects with the Proposed Development. Each of these plans has undergone AA, and where potential for likely significant effects has been identified (e.g., in the case of the Fingal County Development Plan), an NIS has been prepared which identifies appropriate mitigation. As such, it is considered that the plans and policies listed will not result in in-combination effects with the Proposed Development. The Fingal CDP 2023-2029 has directly addressed the protection of European sites and biodiversity through specific objectives. The above listed plans are not being relied upon to rule out potential significant effects on European sites.

TABLE 6. SUMMARY OF IMPACT ASSESSMENT ON EUROPEAN SITES AS A RESULT OF THE PROPOSED DEVELOPMENT.

Site	Habitat Loss / Alteration	Habitat or Species Fragmentation	Disturbance and/or Displacement of Species	Changes in Population Density	Changes in Water Quality and/or Resource	In-combination effects	Stage 2 AA Required
SAC							
Malahide Estuary SAC (000205)	No	No	No	None	None	None	NO
SPA							
Malahide Estuary SPA (004025)	No	No	No	None	None	None	NO
Rogerstown Estuary SPA (004015)	No	No	No	None	None	None	NO
North-West Irish Sea SPA (004236)	No	No	No	None	None	None	NO

5 APPROPRIATE ASSESSMENT SCREENING CONCLUSION

The Proposed Development at New Road, Donabate, Co. Dublin has been assessed taking into account:

- The nature, size and location of the proposed works and possible impacts arising from the construction works.
- The QIs and conservation objectives of the European sites.
- The potential for in-combination effects arising from other plans and projects.

In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that the possibility **may be excluded** that the Proposed Development will have a significant effect on any of the European sites listed below:

- Malahide Estuary SAC (000205).
- Malahide Estuary SPA (004025).
- Rogerstown Estuary SPA (004015).
- North-West Irish Sea SPA (004236).

In carrying out this AA screening, targeted ecological mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the above listed European sites and their QIs, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conservation objectives. Thus, there is not a requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a NIS is not required.

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