

Appropriate Assessment Screening for a proposed development at
Quay Street, Balbriggan, Co. Dublin



21st April 2022

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.

On behalf of: Fingal County Council

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Document Control Sheet			
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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Fingal County Council for a proposed development at Quay Street, Balbriggan, Co. Dublin.

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

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 27 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

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

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

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

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

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

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

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

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

Stages of the Appropriate Assessment

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

1) Screening stage:

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

2) Appropriate Assessment (Natura Impact Statement):

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

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

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

Stage 1 Screening Assessment

Description of the Proposed Project

Fingal County Council (Economic, Enterprise, Tourism & Cultural Development Department) is proposing to carry out development on a site of 19,300 m² / 1.93 ha approx. It includes parts of Mill Street and of Quay Street and Harbour Road to the beach and up to the and encompassing the site of the demolished night club on the East Pier of Balbriggan Harbour (Protected Structure RPS 0038), and includes public footpaths, public roads, open green space, public carparks, a section of the Bracken River, foot and road bridges over the Bracken River, lands beneath the arches of the Balbriggan Railway Viaduct (Protected Structure RPS 0036), the former RNLI boat house (Protected Structure RPS 0035), existing public toilets and playground. The site includes the area between the Railway Viaduct and the Harbour Road and includes that part of Harbour Road to the north-east of the Railway Viaduct and that part of the Harbour Road on the East Pier of Balbriggan Harbour up to and including the site of the demolished night club on the East Pier.

The proposed development includes:

- (i) Redevelopment of the existing carpark areas, open space and playground to form a reordered pedestrianised public open space / market space with play space off Quay Street, focused around the arches of the Railway Viaduct.
- (ii) Upgrade of the carpark areas and green open space located between Mill Street, Quay Street and the harbour, including the Bracken River, to provide new hard landscaping and planting zones to encourage flora.
- (iii) Upgrade of street surfaces, pavements, landscaping and green infrastructure, including widening of footpaths, to improve pedestrian linkages from Main Street to Quay Street, the Railway Viaduct, the Beach and the Harbour area.
- (iv) New public lighting and street furniture.
- (v) Redesign of existing surface carparking, including closure of vehicular access point on Quay Street, and incorporating modifications to traffic flow and parking on Quay Street, Mill Street and Harbour Road (Seapoint Lane).
- (vi) Works to redirect the existing overflow (currently discharging into the Bracken River) from the Irish Water pumping station off Harbour Road to a new discharge location into the Bracken River.
- (vii) Enhancement works to the Bracken River within the existing open space between Quay Street and Mill Street, including widening of the water course to encourage biodiversity, increase planting and improve flood resilience along the riverbank (including temporary piping of the Bracken River during the construction period of the proposed development).
- (viii) Resurfacing areas under the Railway Viaduct arches with new granite paving.
- (ix) Removal of existing low level stone walls to provide a more accessible link between Quay Street and the harbour.
- (x) Provision within the vicinity of the Railway Viaduct to facilitate future potential market stalls, street food outlets and outdoor dining, to include appropriate utility connection points.
- (xi) Reduction of overall car parking on site, including removal of Quay Street carpark, reduction of on-street carparking and reduction of Town Carpark (Mill Street), resulting in a car park provision of 63 spaces (a reduction of 175 spaces).
- (xii) Provision of 152 cycle parking spaces, seating and integrated play equipment.
- (xiii) Provision of a new single storey Harbour Building (151 sqm) on site of former night club on East Pier of Balbriggan Harbour (Protected Structure) to contain:
 - (a) 1 no. commercial unit with services facing onto the harbour.
 - (b) Provision of associated storage space, office and staff toilet.
 - (c) Provision of public toilets and changing places unit.
 - (d) Provision for seating in vicinity of the harbour building and kiosks.
- (xiv) Provision of two new single storey, kiosk buildings (33 sqm each) on site of former night club on East Pier of Balbriggan Harbour (Protected Structure), to accommodate visitor

information, retail, café, hot food take away, rental of leisure boats, cycles, paddleboards and other recreational equipment.

- (xv) Demolition of the existing public toilet block immediately south-west of the Railway Viaduct at the entrance to the beach and provision of temporary toilet facilities pending construction of new toilet block.
- (xvi) Construction of a new single storey building south-west of the Railway Viaduct to include toilets, changing, lockers, *'Changing Places Unit'* and a retail kiosk.
- (xvii) Proposed conservation of the Former RNLI Boathouse, (Protected Structure RPS no. 0035) at Harbour Road, Balbriggan, Co. Dublin, including change of use to commercial café/retail use with associated site development, services and internal alterations. The area of the single storey building is 63 sqm.
- (xviii) All associated site development works, landscaping, services, piped infrastructure and ducting, changes in level; site landscaping and all associated site development and excavation works above and below ground.

The proposed site outline, location, site plan (existing and proposed), and elevations are demonstrated in Figures 1-5.



Project: Quay Street, Balbriggan
 Location: Balbriggan, Co. Dublin
 Date: 14th April 2022
 Drawn By: Bryan Deegan (Altemar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site context



0 0.1 0.2 0.3 km

Project: Quay Street, Balbriggan
 Location: Balbriggan, Co. Dublin
 Date: 14th April 2022
 Drawn By: Bryan Deegan (Altamar)



Figure 2. Outline of proposed site

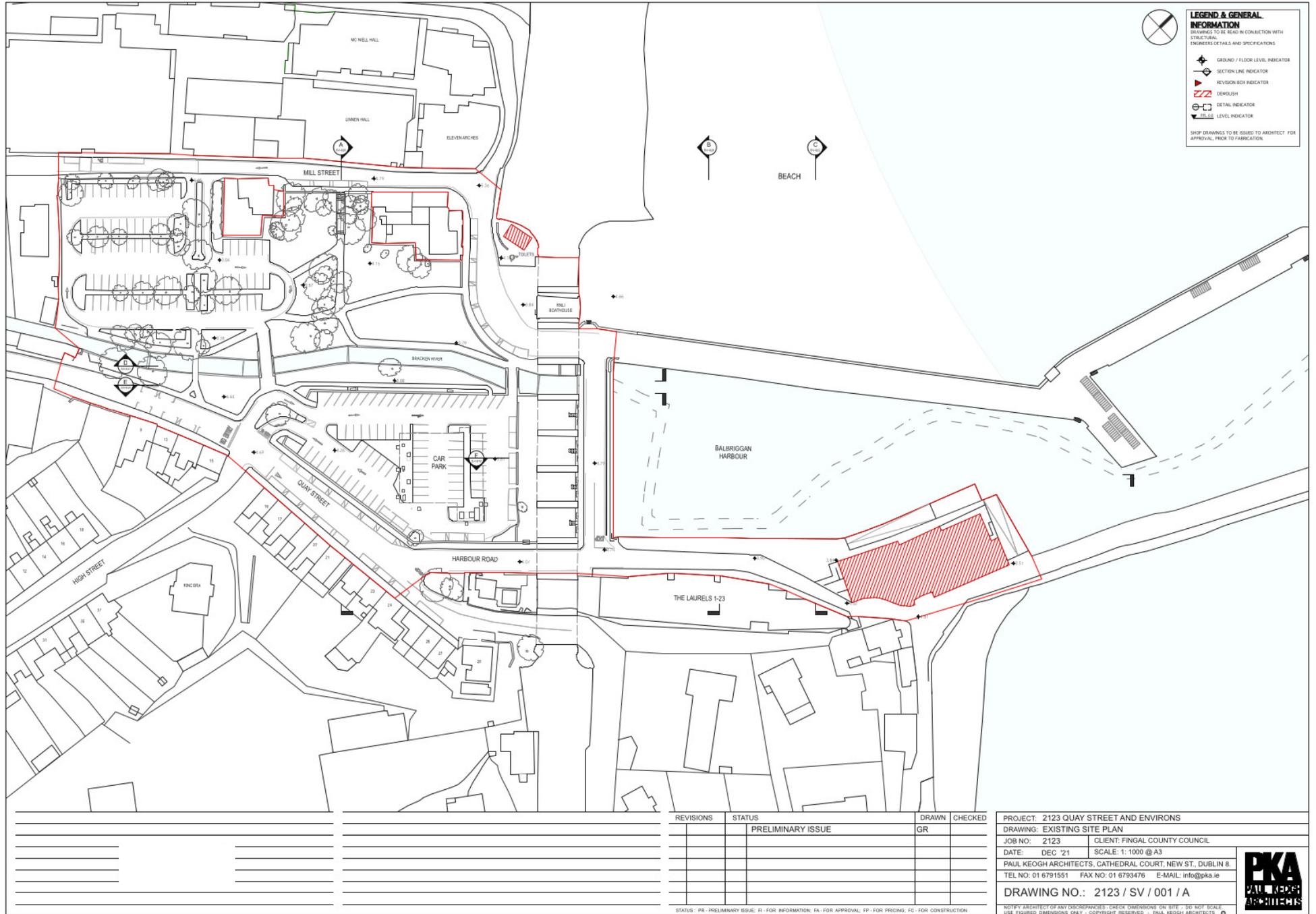


Figure 3. Existing site plan

LEGEND & GENERAL INFORMATION
 DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, ENGINEERS DETAILS AND SPECIFICATIONS

-  GROUND / FLOOR LEVEL INDICATOR
-  SECTION LINE INDICATOR
-  REVISION BOX INDICATOR
-  DASHED LINE
-  DETAIL INDICATOR
-  ROOF LEVEL INDICATOR

SHOP DRAWINGS TO BE ISSUED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.



1 QUAY STREET ELEVATION
 1:100 @A3



2 MILL STREET ELEVATION
 1:100 @A3

REVISIONS	STATUS	DRAWN	CHECKED	PROJECT: 2123 QUAY STREET AND ENVIRONS
	PRELIMINARY ISSUE	GR		DRAWING: QUAY AND MILL STREET ELEVATION
				JOB NO: 2123 CLIENT: FINGAL COUNTY COUNCIL
				DATE: DEC '21 SCALE: 1:500 @A3
				PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
				TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie
				DRAWING NO.: 2123 / SV / 010 / A
				NOTIFY ARCHITECT OF ANY DISCREPANCIES - THESE DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS



Figure 5. Quay and Mill Street elevations

Landscape of the proposed development

A Landscape Design Report was composed by Austen Associates. In relation to tree retention, the report states that: *'An arboricultural survey has been undertaken. All of the trees on site have been surveyed and evaluated. Consultations meetings have taken place with Paul Keogh Architects and an approach to tree protection has been agreed. The general consensus is to retain significant trees on site where possible.'*

Furthermore, the report states that:

'Planting Approach

Early on in the project, a planting approach influenced by the work of the plantsman Piet Oudolf has been favoured for many of the planting areas. This approach takes a naturalistic view to the planting using a mixture of robust perennials and grasses, along with some other planting, to create patterns visible in nature.

For Quay Street, this planting style is worked into angular landscape wedges in the garden area alongside open grass lawn zones to create a comforting tapestry. This is interspersed with paving, which follows desire lines through the landscape areas. Gradually ascending Corten steel edging defines the landscape wedges and works with the planting to create an interesting blend of naturalistic planting and complementary man-made elements.

Riparian planting will be used close to the river to create waterside planting that will be of high habitat value for wildlife and will also soften the river edge at its interface with the stepped approaches to the river. The planting will be set into biodegradable wraps that are held in place at the river edge with a low quantity of placed rocks.

Elsewhere, planting to the edge of the hardscape areas is in the form of rain gardens. These planting areas will take a quantum of surface water flow from the paved areas both to water the plants and also to provide filtration of the water as it seeps to groundwater levels. Plants selected for these areas will be tolerant of periodic wetting and dry spells.

Tree Planting

Native specimen trees will be selected for planting after discussion between the Architect and Landscape Architect, taking on board Fingal County Councils approach to tree planting.

*Wild Cherry *Prunus avium* 'Plena' specimen trees are proposed to soften the interface between the plaza and the river edge to the south. These are relatively good in a coastal situation and will have a degree of added protection from the harbour and viaduct infrastructure. They will provide seasonal interest, with white double flowers in the spring and red/orange autumn colour.*

Where trees are located in paving, the Stockholm paving system will be utilised. A tree pit of 16m³ will be allocated for each tree planted in paved areas.

Green Infrastructure

The landscape proposal and plant selection will provide habitat for pollinators, invertebrates, smaller mammals, birds and other species.

Further ecological measures will be incorporated such as bird boxes and insect hotels.

The retained trees and proposed tree planting will provide habitat linkage through the site and play its part in retaining an environmentally friendly green space in Balbriggan town centre. This will be part of a network of green spaces in the town and connect with the nearby maritime habitat, providing resting and nesting opportunities for birds and other wildlife.'

The proposed integrated green infrastructure plan is demonstrated in Figure 6.

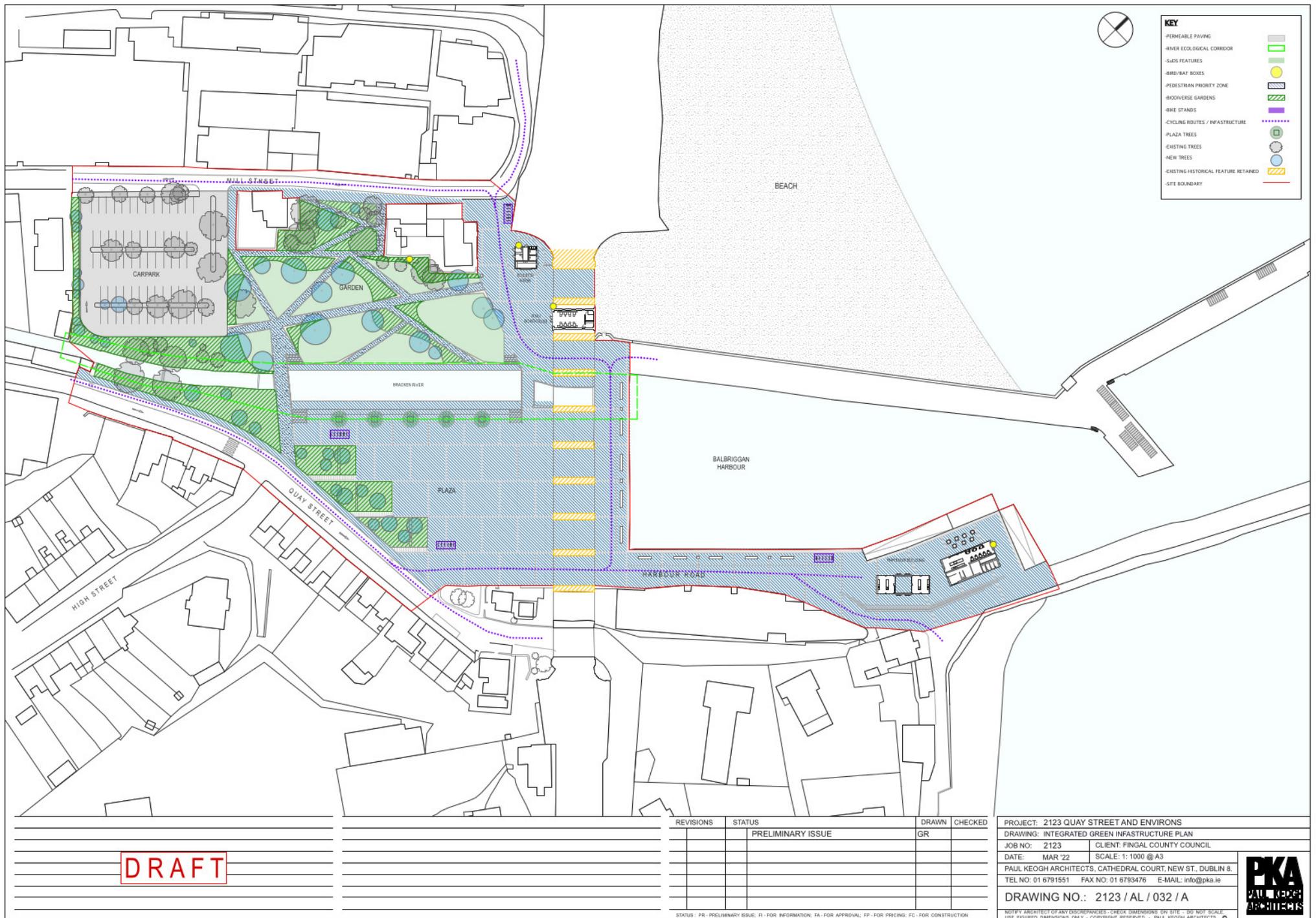


Figure 6. Integrated green infrastructure plan

Drainage

A Civil Structure Engineering Pre-Planning Report was prepared by Hayes Higgins Partnership Chartered Engineers to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

Surface Water Drainage

In relation to the existing and proposed storm water drainage, the report states that:

'By way of a site walk over and review of topographical survey, GPR survey and Irish Water drainage maps it is confirmed that there is currently public stormwater drainage infrastructure within the site. One system runs along Mill Street. A second system services the Quay Street/Harbour Road area.'

In accordance with the "Fingal Development Plan 2017-2023 and standards of FCC's Water Services Department It is proposed to provide sustainable storm water management systems for the site which will include a combination of permeable paving with 500mm stone layer in the car parking areas and 120m³ storm water attenuation tanks for the Plaza area and a 20m³ attenuation tank for the paved area next to the Toilet Block which are adequately sized attenuation system as per Sustainable Urban Drainage Systems' (SuDS) principles. This surface water attenuation system will improve the surface water drainage system which currently discharges into the sewer system.

A hydro brake will control the discharge to the greenfield run-off rate as per SuDS principles.'

Surface water drainage will discharge via a SuDs system into the ground.

Foul Water Drainage

In relation to the existing and proposed foul water drainage, the report states that:

'By way of a site walk over and review of topographical survey, GPR survey and Irish Water drainage maps it is confirmed that there is currently public foul drainage infrastructure on both Mill Street and Quay Street/Harbour Road. It is proposed to connect the Toilet Block, Kiosks and Harbour Building to these existing services as necessary.'

The proposed discharge will be calculated based on usage (once determined). A preconnection enquiry will be submitted to Irish Water which will confirm if the proposed connection is viable and can cater for this development (not anticipated that capacity issues will arise).

At the time of writing this report no correspondence has been submitted to Irish Water for drainage connections.'

The foul water will go into the existing sewerage system to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh Wastewater Treatment Plant (WwTP) where it will be treated prior to being discharged into the marine environment.

The 2013 Annual Environmental Report for Balbriggan-Skerries states that: *'Subject to the allowances in Schedule B3 of the Licence, the plant operated satisfactorily throughout the year and passed the ELV requirements in the Licence and the UWWT Regs.'*

The proposed foul and surface water drainage layout is seen in Figure 7.

Flood Risk Assessment

A Flood Risk Assessment was carried out by McCoy Consulting for the proposed development site at Quay Street, Balbriggan, Co. Dublin. In relation to Past Flood Events, the report states that:

‘3.3.1 Past Flood Event Mapping

OPW ‘Past Flood Events’ mapping includes records of the following historic flood events:

- *Surcharging of foul sewers at Covetown in 2002*
- *Flooding of Bath Road in 2002 due to surface water drainage system incapacity*
- *Recurring flooding at Bremore in 2000, 2002, and 2005 due to surface water drainage system incapacity*

There is no evidence of flooding on roads or lands within the site boundary.’

In conclusion, the report states that:

‘5.1 Summary of Findings

This initial assessment has determined that the site is affected by Flood Zone A and Flood Zone B, as defined in the OPW Guidelines. However, given the nature of the development (i.e., open amenity space), the proposal is considered ‘appropriate’ in any Flood Zone.

Design measures to mitigate the risk of flooding to the proposed development are outlined in the following sections. These measures are to be incorporated into proposals submitted as part of a planning application and further developed in any detailed design or variation post-determination of the planning application.

5.2 Design Measures

5.2.1 Land Use

The site is affected by Flood Zone A and Flood Zone B. However, there is no policy-based restriction on water-compatible development and the proposal is considered ‘appropriate’ in any Flood Zone.

5.2.2 Effect of Development

While the proposed development is considered ‘appropriate’, any change to existing ground levels (increases or decreases) and / or any alterations to the existing watercourse channel should be assessed in detail as these have the potential to increase flood risk elsewhere, which is not compliant with the SFRA or OPW Guidelines.

Development layouts provided to date suggest that changes to ground levels and watercourse channel are proposed. If confirmed as part of final proposals for the site, the impact on flood risk at the site and elsewhere would require detailed, site-specific hydraulic modelling as part of a Stage 3 FRA.

5.2.3 Design Levels

The Fingal SFRA and OPW Guidelines require freeboard to be applied to relevant design flood levels when setting Finished Floor Levels (FFLs) and Finished Ground Levels (FGLs). Generally, the industry standard / best practice freeboard of 500 mm is applied as a minimum requirement. Freeboard is applied to Flood Zone A for less vulnerable development (access roads, commercial units, etc.) and to Flood Zone B for highly vulnerable development (residential units, creches, etc.).

There is no design level or freeboard requirement for water compatible development, meaning no minimum FFLs / FGLs will apply.

5.2.4 Access Levels

In accordance with the OPW Guidelines, access to and egress from the development will be in Flood Zone C. Given that site access is from surrounding areas to the north, west and south where there is no predicted risk of flooding, safe access to and egress from the proposed development will be possible during an extreme flood event.

5.2.5 Drainage Design

Surface water drainage design should comply with the requirements of the ‘Fingal Development Plan 2017-2023’ and standards of FCC’s Water Services Department. The ‘Fingal Development Plan 2017-2023’ states that it is an objective to incorporate and promote the use of SuDS and that these are to be designed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. SuDS components (green roofs, rainwater harvesting, permeable pavement, infiltration trenches, soakaways, etc.) should be considered in relation to the nature and character of the site

The type of SuDS deemed suitable for the site will be subject to outline and detailed design. The SuDS design should demonstrate how water quantity and quality are dealt with as well as make provision for amenity and biodiversity, where practicable.

Drainage design (if required) is to be carried out by others and submitted separately at a later stage.

5.2.5.1 Drainage System Maintenance

The owner / occupier(s) shall be responsible for maintenance of drainage networks at the site and ensure that maintenance of the drainage system is provided for. The detailed drainage layout for the site should ensure that key SuDS components requiring maintenance are situated in accessible public locations.

Maintenance plans for drainage assets should include (where applicable):

- Cyclical (min. annually) check of all surface water drainage features – in particular, clearing of debris.
- Cyclical (min. annually) visual inspection of any surface or underground features – blockages and obstructions to be removed by jetting, as required.’

Below is a Summary of Flood Risk and Mitigation Measures Table, extracted from the Flood Risk Assessment:

Flood Risk	Hazards / Consequences	Mitigation Measures
Fluvial / coastal flooding (present day)	Risk to life and property	The site is affected by Flood Zone A and Flood Zone B. There is no policy-based restriction on water-compatible development and the proposal is considered ‘appropriate’ in any Flood Zone.
Fluvial / coastal flooding (effect of climate change)	Risk to life and property	While the proposed water-compatible development is deemed ‘appropriate’ under the OPW Guidelines, CC flooding will impact the site and should be considered as part of proposed layout development.
Fluvial / coastal flooding (effect of development)	Increased risk to adjacent lands and developments	Development layouts provided to date suggest that changes to ground levels and watercourse channel are proposed. If confirmed as part of final proposals for the site, the impact on flood risk at the site and elsewhere would require detailed, site-specific hydraulic monitoring as part of a Stage 3 FRA.
Pluvial / surface water flooding	Risk to property on the site, and risk to adjacent lands and property.	On-site surface water flooding will be mitigated by a drainage system that complies with FCC’s drainage standards. Any increase in impermeable area on the site will be mitigated by provision of SuDS to ensure no increase in the volumes and rates of surface water runoff from the site caused by development.

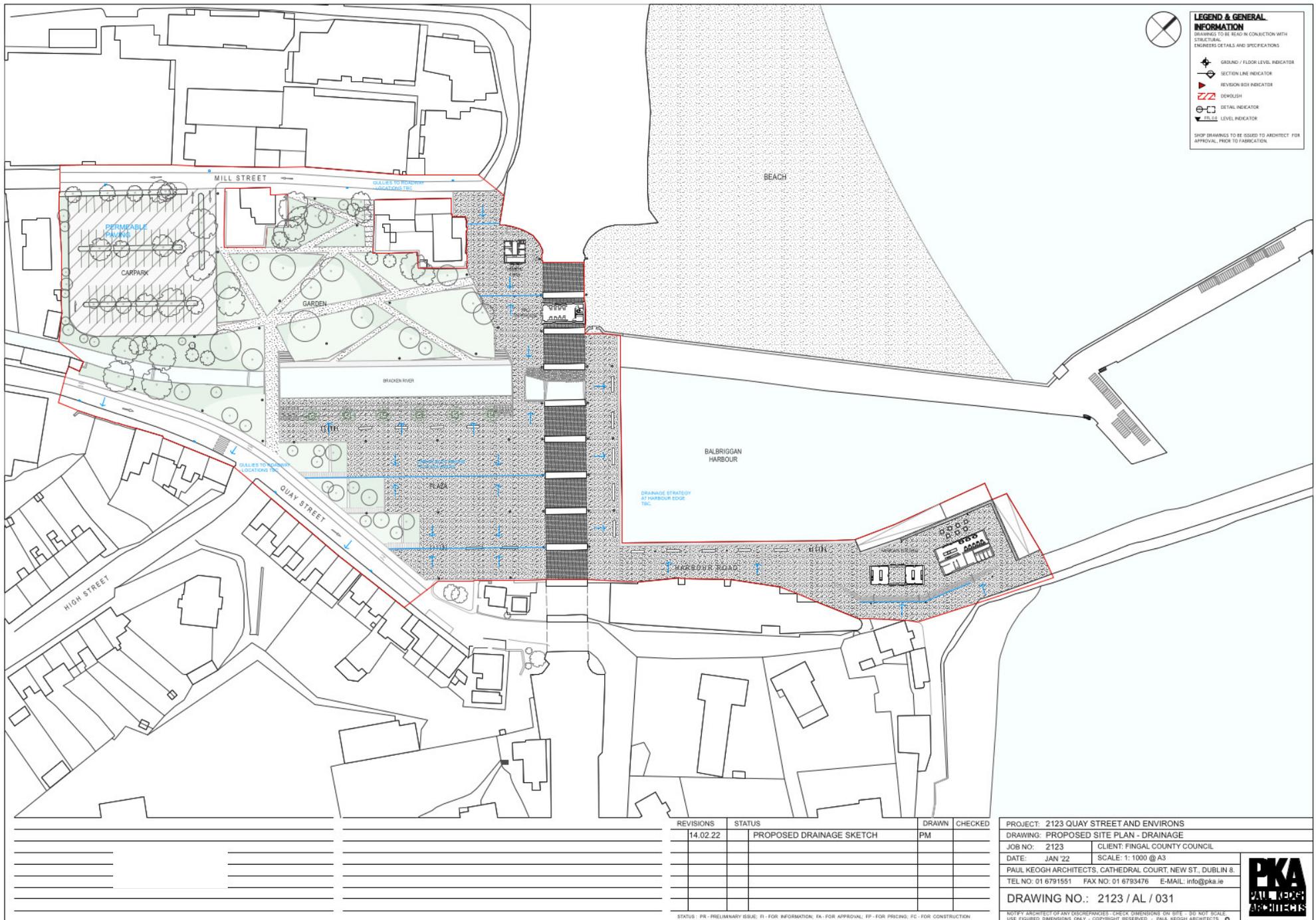


Figure 7. Proposed drainage layout

REVISIONS	STATUS	DRAWN	CHECKED
14.02.22	PROPOSED DRAINAGE SKETCH	PM	

PROJECT: 2123 QUAY STREET AND ENVIRONS	
DRAWING: PROPOSED SITE PLAN - DRAINAGE	
JOB NO: 2123	CLIENT: FINGAL COUNTY COUNCIL
DATE: JAN '22	SCALE: 1:1000 @ A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.	
TEL NO: 01 6791551	FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2123 / AL / 031	



STATUS: PR - PRELIMINARY ISSUE, R - FOR INFORMATION, FA - FOR APPROVAL, FP - FOR PRICING, FC - FOR CONSTRUCTION

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Identification of Relevant European sites

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

There is an indirect hydrological connection to marine-based Natura 2000 sites via foul and surface water drainage. As can be seen from Figure 10, the Bracken River (MATT_010) traverses the proposed site and outfalls to the marine environment at Balbriggan Harbour. Given that works are proposed within and in close proximity to this watercourse, it is considered that there is an indirect hydrological connection to marine-based Natura 2000 sites during the construction phase of development. During operation, surface water drainage will discharge via a SuDs system into the ground. There is no direct or indirect pathway from the proposed development site to European sites via the surface water drainage during operation.

Foul wastewater from the proposed development will discharge to the existing sewerage system to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh Wastewater Treatment Plant (WwTP) where it will be treated prior to being discharged into the marine environment. There is therefore an indirect pathway from the proposed development site to the European sites in the marine environment via foul and surface water drainage. It would be expected that in the absence of any mitigation measures impacts from silt or accidental pollution from the proposed development would be negligible by the time it reaches the European sites in the marine environment, due to the dilution, mixing and considerable distance across a marine environment.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZoI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites. The SACs and SPAs within 15km of the works site are demonstrated in Figures 8 and 9. Watercourses and European sites proximate to the proposed development are demonstrated in Figures 10-12.

Table 1. Proximity to designated sites of conservation importance

European site	Distance	Direct Pathway
Special Areas of Conservation		
Rockabill to Dalkey Island SAC	7.6 km	No
Boyne Coast and Estuary SAC	10.8 km	No
Rogerstown Estuary SAC	11.3 km	No
Special Protection Areas		
River Nanny Estuary and Shore SPA	4.9 km	No
Skerries Islands SPA	6.3 km	No
Rockabill SPA	8.1 km	No
Rogerstown Estuary SPA	11.1 km	No
Boyne Estuary SPA	12.6 km	No

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

European site code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE003000	Rockabill to Dalkey Island SAC	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest 1170 Reefs 1351 Harbour porpoise (<i>Phocoena phocoena</i>)</p> <p>Potential Impact The proposed development site is located 7.6 km from the Rockabill to Dalkey Island SAC. There is no direct hydrological pathway from the proposed development site to this SAC.</p> <p>There is a weak indirect hydrological connection to this SAC via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (7.6km) to this SAC across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site. It should be noted that, in the unlikely event of a pollution incident, Harbour Porpoise (<i>Phocoena phocoena</i>) are a highly mobile species and would evacuate the area if water quality was to deteriorate. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SAC are likely via surface water drainage during construction.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WWTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SAC via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SAC are likely via surface water drainage during operation.</p> <p>There is an indirect hydrological connection to this SAC via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WWTP where it will be treated prior to being discharged into the marine environment. There is, therefore, a weak indirect pathway from the proposed development to this SAC via the foul water drainage network. However, given the</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>distance (7.6 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE001957	Boyne Coast and Estuary SAC	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Potential Impact The proposed development site is located 10.8 km from the Boyne Coast and Estuary SAC. There is no direct hydrological pathway from the proposed development site to this SAC.</p> <p>There is a weak indirect hydrological connection to this SAC via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (10.8 km) to this SAC across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SAC via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>Qualifying Interests of this SAC are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SAC via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SAC via the foul water drainage network. However, given the distance (10.8 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE000208	Rogerstown Estuary SAC	OUT	<p>Conservation Objectives</p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest</p> <p>1130 Estuaries 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) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)*</p> <p>Potential Impact</p> <p>The proposed development site is located 11.3 km from Rogerstown Estuary SAC. There is no direct hydrological pathway from the proposed development site to this SAC.</p> <p>There is a weak indirect hydrological connection to this SAC via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (11.3 km) to this SAC across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SAC via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SAC are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SAC via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SAC via the foul water drainage network. However, given the distance (11.3 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
Special Protected Areas			
IE004158	River Nanny Estuary and Shore SPA	OUT	<p>Conservation Objectives</p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Herring Gull (<i>Larus argentatus</i>) [A184] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development site is located 4.9 km the River Nanny Estuary and Shore SPA. There is no direct hydrological pathway from the proposed development site to this SPA.</p> <p>There is a weak indirect hydrological connection to this SPA via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (4.9 km) to this SPA across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SPA via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SPA via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SPA via the foul water drainage network. However, given the distance (4.9 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SPA</p> <p>Given the substantial distance (4.9 km) to this SPA, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of this SPA are foreseen. It should be noted that Herring Gull (<i>Larus argentatus</i>) were noted onsite scavenging food from rubbish bins. However, given that the subject site is currently located within a busy urban environment with people, canines, the herring gull would be accustomed to a level of human, canine and construction activity. It is also considered that the foraging activity on site was related to human activity and in particular rubbish bins and not the site itself and that the proposed development will not significantly impact on an important foraging or roosting areas for Herring Gull. Any potential impacts on Herring Gull would be short-term as a result of localised disturbance. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE004122	Skerries Islands SPA	OUT	Conservation Objectives

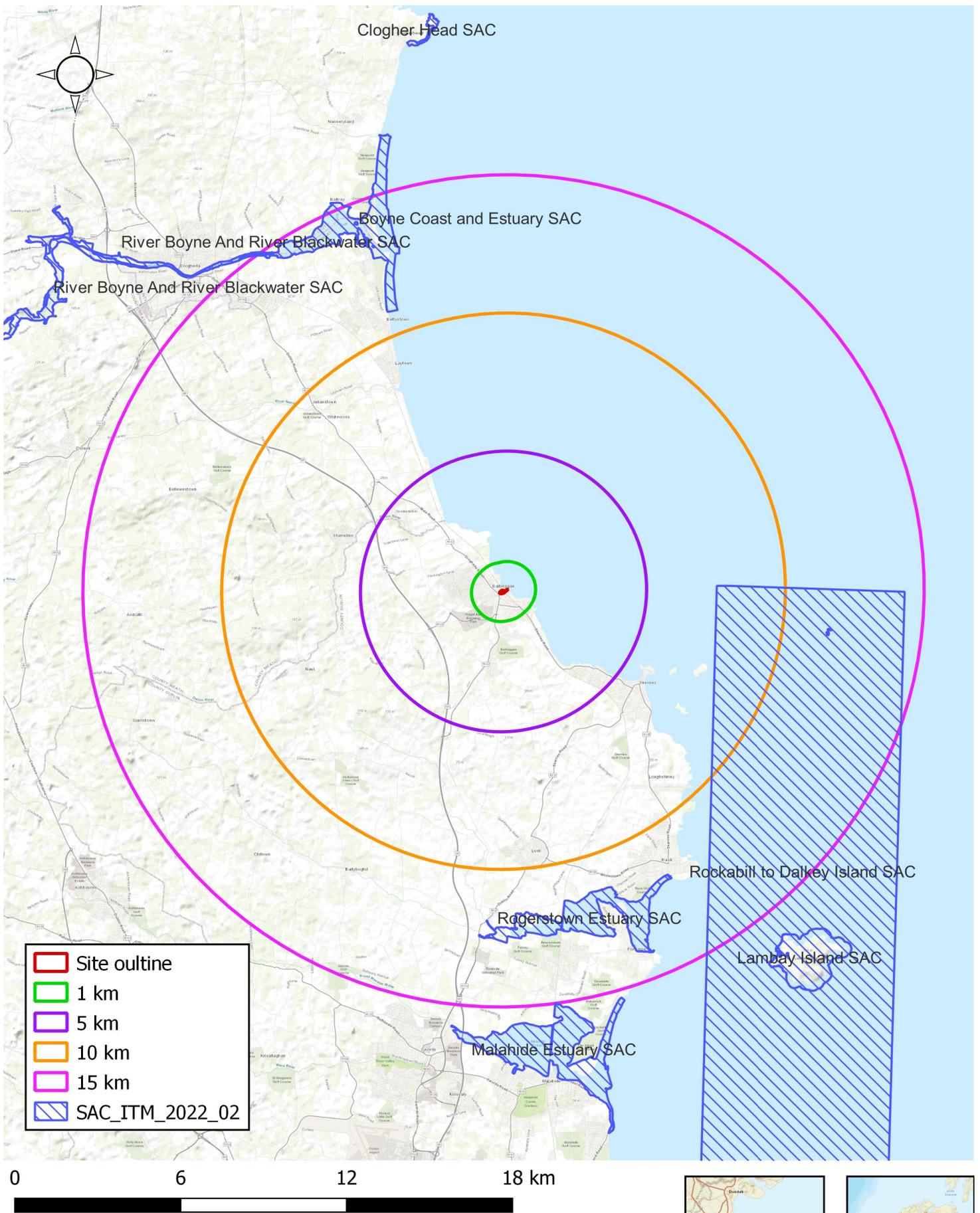
European site code	Name	Screened IN/OUT	Details/Reason
			<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p>Features of Interest Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Purple Sandpiper (<i>Calidris maritima</i>) [A148] Turnstone (<i>Arenaria interpres</i>) [A169] Herring Gull (<i>Larus argentatus</i>) [A184]</p> <p>Potential Impact The proposed development site is located 6.3 km from Skerries Islands SPA. There is no direct hydrological pathway from the proposed development site to this SPA.</p> <p>There is a weak indirect hydrological connection to this SPA via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (6.3 km) to this SPA across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SPA via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SPA via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SPA via the foul water drainage network. However, given the distance (6.3 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SPA</p> <p>Given the substantial distance (6.3 km) to this SPA, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of this SPA are foreseen. It should be noted that Herring Gull (<i>Larus argentatus</i>) were noted onsite scavenging food from rubbish bins. However, given that the</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>subject site is currently located within a busy urban environment with people, canines, the herring gull would be accustomed to a level of human, canine and construction activity. It is also considered that the foraging activity on site was related to human activity and in particular rubbish bins and not the site itself and that the proposed development will not significantly impact on an important foraging or roosting areas for Herring Gull. Any potential impacts on Herring Gull would be short-term as a result of localised disturbance. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE004014	Rockabill SPA	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest Purple Sandpiper (<i>Calidris maritima</i>) [A148] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p>Potential Impact The proposed development site is located 8.1 km from Rockabill SPA. There is no direct hydrological pathway from the proposed development site to this SPA.</p> <p>There is a weak indirect hydrological connection to this SPA via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (8.1 km) to this SPA across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SPA via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>Qualifying Interests of this SPA are likely via surface water drainage during operation.</p> <p>There is an indirect hydrological connection to this SPA via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SPA via the foul water drainage network. However, given the distance (8.1 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SPA</p> <p>Given the substantial distance (8.1 km) to this SPA, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE004015	Rogerstown Estuary SPA	OUT	<p>Conservation Objectives</p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest</p> <p>Greylag Goose (<i>Anser anser</i>) [A043] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development site is located 11.1 km from Rogerstown Estuary SPA. There is no direct hydrological pathway from the proposed development site to this SPA.</p> <p>There is a weak indirect hydrological connection to this SPA via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (11.1 km) to this SPA across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SPA via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SPA via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SPA via the foul water drainage network. However, given the distance (11.1 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SPA</p> <p>Given the substantial distance (11.1 km) to this SPA, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>
IE004080	Boyne Estuary SPA	OUT	<p>Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Features of Interest Shelduck (<i>Tadorna tadorna</i>) [A048] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Lapwing (<i>Vanellus vanellus</i>) [A142] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169]</p>

European site code	Name	Screened IN/OUT	Details/Reason
			<p>Little Tern (<i>Sterna albifrons</i>) [A195] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development site is located 12.6 km from Boyne Estuary SPA. There is no direct hydrological pathway from the proposed development site to this SPA.</p> <p>There is a weak indirect hydrological connection to this SPA via surface water drainage during construction. As demonstrated in Figure 10, the Bracken River (MATT_010) traverses through the subject site and outfalls to the marine environment at Balbriggan Harbour. Given the proximity of the proposed works to this watercourse, there is the potential for dust contaminated surface water containing silt and pollutants to enter the watercourse. However, given the minimum distance (12.6 km) to this SPA across a marine environment, and that flocculation and settlement will occur in the tidal and estuarine environment within Balbriggan Harbour, in addition to the fact that dust or pollutants will settle, be dispersed, or diluted within the marine environment prior to reaching the European Site.</p> <p>During operation, surface water drainage will discharge via a SuDs system into the ground and foul will be discharged to a WwTP that is operated by Irish Water, under licence. There is no direct or indirect pathway from the proposed development site to this SPA via the surface water drainage during operation. In the absence of mitigation measures, no significant effects on the Qualifying Interests of this SPA are likely via surface water drainage during operation.</p> <p>There is a weak indirect hydrological connection to this SPA via foul wastewater drainage. Foul wastewater will discharge to the existing sewerage system and to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh WwTP where it will be treated prior to being discharged into the marine environment. There is, therefore, an indirect pathway from the proposed development to this SPA via the foul water drainage network. However, given the distance (12.6 km) and that the foul water will be treated at the WwTP before being discharged, any pollutants, chemicals, or silt laden run off will be diluted or dispersed prior to reaching the SPA</p> <p>Given the substantial distance (12.6 km) to this SPA, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will have no likely significant effect on the conservation interests of the site. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on European sites.</p> <p>No significant effects are likely.</p>

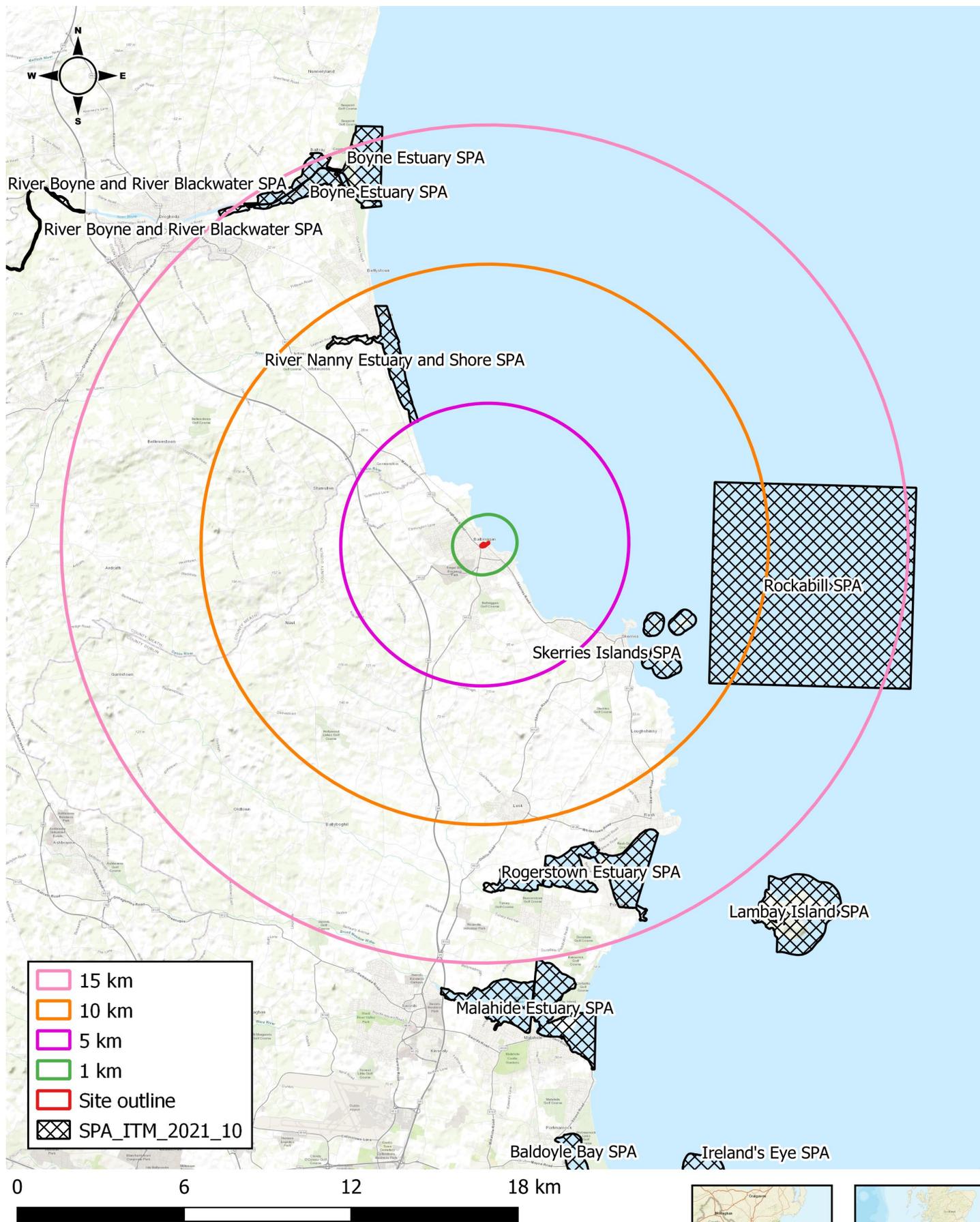


Project: Quay Street, Balbriggan
 Location: Balbriggan, Co. Dublin
 Date: 14th April 2022
 Drawn By: Bryan Deegan (Altamar)

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 Marine & Environmental Consultancy



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



Project: Quay Street, Balbriggan
 Location: Balbriggan, Co. Dublin
 Date: 14th April 2022
 Drawn By: Bryan Deegan (Altemar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 9. Special Protected Areas located within 15km of the proposed development



Project: Quay Street, Balbriggan
 Location: Balbriggan, Co. Dublin
 Date: 14th April 2022
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 10. Watercourses proximate to the proposed development

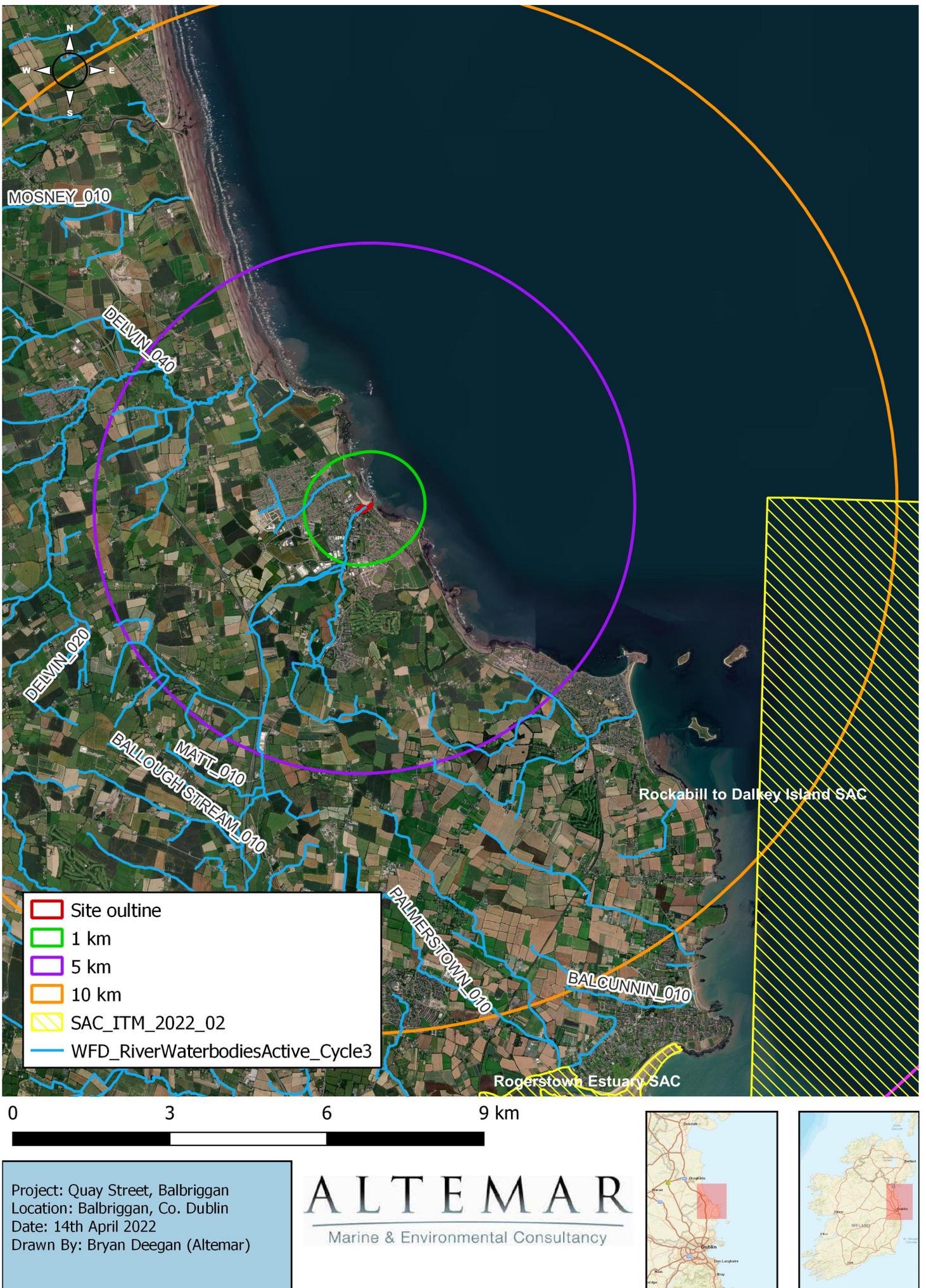


Figure 11. Special Areas of Conservation and watercourses proximate to the proposed development

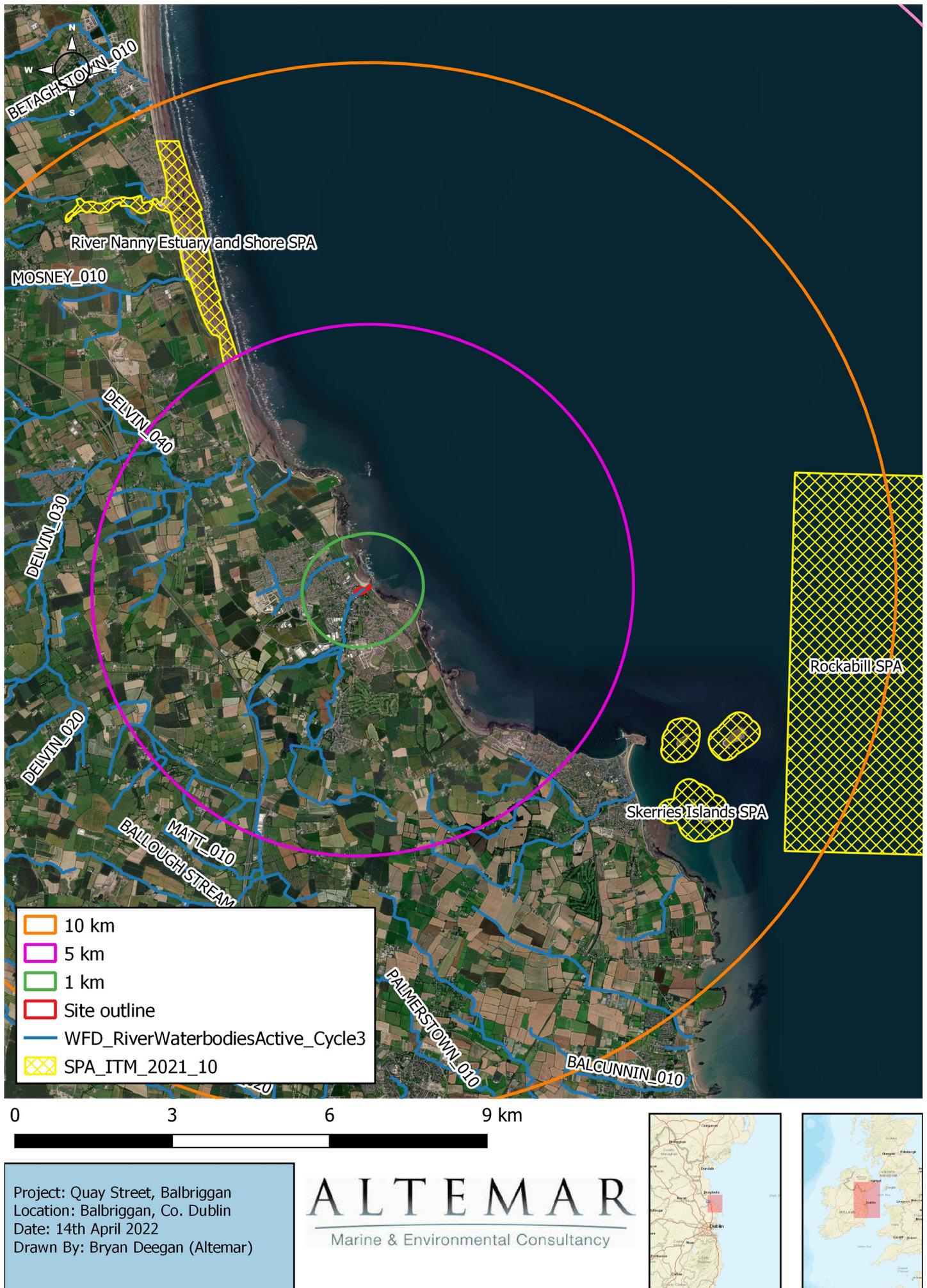


Figure 12. Special Protected Areas and watercourses proximate to the proposed development

In-Combination Effects

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

Table 3. In-combination effects evaluated

Planning Ref.	Address	Proposal
F19A/0131	Balbriggan Community College, Pine Ridge, Chapel St., Balbriggan, Co. Dublin.	<p>a) Demolition of existing school & relocation / removal of temporary buildings</p> <p>b) Construction of new 3 storey Post Primary School & single storey Special Education Needs Unit</p> <p>c) Provision of on site car parking & access road</p> <p>d) Provision of hard courts / overspill parking</p> <p>e) All other associated works including planting, erection of fence and alterations to site entrance</p> <p>f) Connection to existing foul & storm drainage system</p> <p>g) Installation of photovoltaic panels to the roof</p>
F12A/0338	SS Peter and Paul Junior National School, Chapel Street, Balbriggan, Co Dublin	The replacement of existing prefabricated classroom/resource room accommodation with new single storey 3 classroom extension with ancillary accommodation to include 2 resource rooms, storage room, services room and wheelchair toilet to be attached to the south elevation of existing single storey classroom building at rear, together with ancillary site works.
F20A/0566	Balbriggan Railway Station, Railway Street, Balbriggan, Fingal, Co Dublin	Temporary planning permission for single storey kiosk in the curtiage of Balbriggan Railway Station a protected structure.
F19A/0593	Sunshine House, Church Street, Balbriggan, Co Dublin	Retention of a single-storey building to the rear of existing two-storey building (Sunshine House) for use as educational/recreational activities, ancillary to the main building use and to include use as a Montessori/Pre-School between the hours of 9.00 a.m. and 12.30 p.m. Monday - Friday.
F19A/0593	Sunshine House, Church Street, Balbriggan, Co Dublin	Retention of a single-storey building to the rear of existing two-storey building (Sunshine House) for use as educational/recreational activities, ancillary to the main building use and to include use as a Montessori/Pre-School between the hours of 9.00 a.m. and 12.30 p.m. Monday - Friday.
F08A/0181/E1	Clonard Hill, Balbriggan, Co Dublin	<p>Permission for development on a 2.54 hectares site at Clonard Hill. The development includes the construction of a mixed use residential (107 no. units: 14 no. 1 bed, 69 no 2 bed, 24 no. 3 bed apartments), offices (4,542 sq.m. gross) and retail (2,455 sq.m. gross) scheme, including crèche (243 sq.m.), in 5 no. three to four storeys blocks, comprising:</p> <p>1.) Block 1: 28 no. apartments in a four storey over basement building with balconies and private gardens (4 no. 1 bed; 16 no. 2 bed; 8 no. 3 bed apartments);</p> <p>2.) Block 2: 17 no. apartments in a four storey over basement building with balconies and private gardens (3 no. 1 bed; 10 no. 2 bed; 4 no. 3 bed apartments), and a crèche measuring 243 sq.m.;</p> <p>3.) Block 3: a three and four storey over basement retail and office block incorporating a discount food store measuring 1,536 sq.m. gross (1,125 sq.m. net) at ground floor level including an external service area, and 3,030 sq.m. gross office space in 6 no. units on ground, first, second and third floor level;</p> <p>4.) Block 4: a three to four storey over basement retail and apartment block</p>

Planning Ref.	Address	Proposal
		<p>comprising 4 no. retail units at ground floor level measuring in total 919 sq.m. gross, and 62 no. apartments with balconies and private gardens (7 no. 1 bed; 43 no. 2 bed; 12 no. 3 bed apartments); 5.) a three storey over basement office block measuring 1,512 sq.m. gross; 6.) 466 no. car parking spaces, of which 421 no. are located within underground car parks or under deck, and 45 no. are at podium level. 77 no. car parking spaces will serve the food store, 53 no. car parking spaces will serve the retail units, 155 no. will serve the office space, 176 no. spaces will serve the apartments and 5 no. will serve the crèche; 7.) 160 no. cycle spaces, of which 140 no. are located at basement level and 20 no. at surface level; 8.) Two ESB sub-stations at basement level; 9.) Vehicular access is to be provided off the Clonard Hill road, which is proposed to be realigned and upgraded with new roundabouts as part of the approved Part VIII Stephenstown to Naul Road Distributor Road Link; 10.) All landscape, boundary treatment and site development works including the internal road network.</p>
F12A/0121	Millfield Shopping Centre, Balbriggan, Co. Dublin	<p>Permission at the existing Millfield Shopping Centre (site area c. 6.25ha) on lands bounded generally by the Naul Road and the existing cemetery to the North, Clonard Hill and Fingal Bay development to the south. Planning permission is sought for 1 no. illuminated double sided totem sign (7m x 2.17m) located to the north west of the site and additional building facade signage comprising of 1 no. sign (2m x 13.68m) on the east facing elevation and 3 no. signs on the south facing plaza elevation measuring 2m x 13.68m, 1.8m x 5.8m and 1.8m x 2.5 respectively. The application also includes all ancillary site works and site services.</p>

Based on a review of the planning application viewer there are no developments of significance proposed in proximity of the proposed development. Given this, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on European sites will be seen as a result of the proposed development alone or combination with other projects.

No significant cumulative impacts are likely in relation to the proposed development.

Conclusions

The proposed development would not be seen to have a significant effect on European sites alone or in combination with other projects. As can be seen from Figure 10, there is a watercourse which traverses the proposed site (Bracken or Matt River) and outfalls to the marine environment at Balbriggan Harbour. There is a weak indirect hydrological connection to marine-based Natura 2000 sites via construction works, foul and surface water drainage. As can be seen from Figure 10, the Bracken River (MATT_010) traverses the proposed site and outfalls to the marine environment at Balbriggan Harbour. Given that works are proposed in close proximity to and within this watercourse, it is considered that there is an indirect hydrological connection to marine-based Natura 2000 sites during the construction phase of development. However, given the minimum distance to Natura 2000 sites across a substantial marine environment, and that flocculation and settlement will occur within the tidal estuarine environment of Balbriggan Harbour, and that dust or pollutants that may enter the on-site watercourse will settle, be dispersed, and diluted prior to reaching designated Natura 2000 sites. In the absence of mitigation measures, no significant effects on Natura 2000 sites are likely. During operation, surface water drainage will discharge via a SuDs system into the ground. There is no direct or indirect pathway from the proposed development site to European sites via the surface water drainage during operation. However, compliance with Water Pollution Acts will be required and any measures that would be introduced to comply with Water Pollution Acts Would not be necessary for the protection of European sites.

Foul wastewater from the proposed development will discharge to the existing sewerage system to the pumping station underground in the southeast part of the site, just inland from the Railway Viaduct. From there, it will be pumped to Barnageeragh Wastewater Treatment Plant (WwTP) where it will be treated prior to being discharged into the marine environment. There is therefore a weak indirect pathway from the proposed development site to the European sites in the marine environment via foul and surface water drainage. It would be expected that in the absence of any mitigation measures impacts from silt or accidental pollution from the proposed development would be negligible by the time it reaches the European sites in the marine environment. The 2013 Annual Environmental Report for Balbriggan-Skerries states that: *'Subject to the allowances in Schedule B3 of the Licence, the plant operated satisfactorily throughout the year and passed the ELV requirements in the Licence and the UWWT Regs.'*

Given the distance to proximate SPAs, no significant noise or vibration impacts on the bird species protected as Qualifying Interests of Natura 2000 sites are foreseen. It should be noted that Herring Gull (*Larus argentatus*) were noted onsite scavenging food from rubbish bins on site. However, given that the subject site is currently located within a busy urban environment with human, canine and construction and that the proposed development will not impact on an important foraging or roosting areas for Herring Gull, any potential impacts on Herring Gull would be short-term, localised disturbance. In the absence of mitigation measures, no significant effects on protected bird species of proximate SPAs are likely.

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

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

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site. **No significant effects on European Sites are likely as a result of the proposed development.**

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a proposed development at Quay Street, Balbriggan, Co. Dublin
Name and Location of European sites Within 15km	Rockabill to Dalkey Island SAC Rogerstown Estuary SAC Boyne Coast and Estuary SAC River Nanny Estuary and Shore SPA Skerries Islands SPA Rockabill SPA Rogerstown Estuary SPA Boyne Estuary SPA
Project Description	The proposed development of Quay Steet and Mill Street.
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	None.
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No European sites are within the zone of influence of this development. There is no direct hydrological pathway to European sites. Having taken into consideration the effluent discharge from the proposed development works, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect and treatment of effluent and surface runoff, it is concluded that this development that would not give rise to any likely significant effects on European Sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery. A site visit was carried out on the 20th April 2022 to determine if the site contained possible threats to a European site.

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13. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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