

Appropriate Assessment Screening for a proposed  
Residential Development at Holywell, Swords,  
Co. Dublin.



**20<sup>th</sup> October 2023**

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**On behalf of:** Fingal County Council

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## Introduction

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 (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment Screening has been prepared by Altemar Ltd. at the request of Fingal County Council. Fingal County Council intend to apply for planning permission for a proposed residential development at Holywell, Swords, Co. Dublin.

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.

### Statement of Authority

Bryan Deegan (MCIEEM) prepared this AA Screening. Bryan is the managing director of Altemar. Bryan is an environmental scientist, aquatic and marine biologist with 28 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 [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

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

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

*“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.”*

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<sup>1</sup> 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 report 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. This AA screening report was prepared by to provide the competent authority (Board) with information necessary to meet their obligation of carrying out AA screening, to determine whether AA is required. 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
- Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
- Identification and description of individual in combination effects likely to result from the proposed project;
- Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

Conclusions

### 2) Appropriate Assessment (Natura Impact Statement):

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

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

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

# Stage 1 Screening Assessment

## Description of the Proposed Project

Fingal County Council intend to apply for planning permission for a proposed residential development at Holywell, Swords, Co. Dublin.

The proposed development consists of the following:

A residential development (5,189 sq m Gross Floor Space) arranged over 3 no. buildings, consisting of no. 57 no. residential units (20 no. 1-bedroom apartments, 29 no. 2-bedroom apartments, and 8 no. 3-bedroom apartments), at a site of approximately 0.77 ha located in the Townland of Crowcastle, Holywell, Swords, Co. Dublin. The proposed site outline, location, masterplan, and elevations are demonstrated in Figures 1-4.

## Habitats and Species

A site assessment was carried out on 15<sup>th</sup> August 2023 and on the 26<sup>th</sup> September 2023. Habitats within the proposed site were classified according to Fossitt (2000) (Appendix I).

## Landscape

The landscape strategy for the subject site has been prepared by DFLA. The proposed landscape plan is demonstrated in Figure 5.

## Drainage

An Engineering Report for Planning has been prepared by ROD Consulting Engineers to accompany this planning application. This report outlines the existing site hydrology, and the following foul and surface water drainage strategy for the proposed development site:

### Site Hydrology and Flood Risk Assessment

This report details the following in relation to the existing site hydrology:

*'The site is located within the catchment of the River Gaybrook. The River Gaybrook rises approximately 930m southwest of the development site within the Airside Retail Park. The river generally flows in a north easterly direction, where it ultimately discharges to the Malahide Estuary, approximately 3.4km northeast of the development site.'*

*'A detailed Flood Risk Assessment has been prepared to supplement this report. Compensatory flood storage will be provided on the site.'*

### Surface Water Drainage

In terms of existing surface water drainage infrastructure, this report outlines the following:

*'The site appears to have no existing surface water drainage infrastructure within the boundary. The nearest surface water networks are located immediately west and north of the site on Holywell Distributer Road. It appears that the current drainage regime for the subject site is that surface water drains via infiltration and via overland flow routes to the surrounding surface water network.'*

In relation to the proposed surface water drainage strategy, this report details the following:

*'As part of the development, a number of different SuDS measures are proposed to minimise the impact on water quality and water quantity of the runoff and maximise the amenity and biodiversity opportunities within the site.'*

*'The existing topography will allow for the site to drain by gravity to the nearby existing 1200 mm dia. surface water pipe located at Holywell Distributer Road to the southwest of the site. It is proposed to construct a new surface water drainage system for the development to collect and convey runoff to the outfall location. The site will be served by a new network consisting of surface water pipes, blue / green roofs, permeable paving areas and a detention basin. The lower sub-base levels of the permeable paving, the blue/green roofs and detention basin will provide for the attenuation storage requirements on site as a result of the residential development.'*



 Site Outline

0      0.25      0.5      0.75 km

Project: Residential Development  
 Location: Swords, Co. Dublin  
 Date: 20th September 2023  
 Drawn By: Bryan Deegan (Altamar)

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**Figure 1.** Site outline and location on satellite imagery





Project: Residential Development  
 Location: Swords, Co. Dublin  
 Date: 20th September 2023  
 Drawn By: Bryan Deegan (Altamar)

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Figure 2. Outline of proposed site.



Figure 3. Proposed site layout plan



Figure 4. Proposed site elevations



Figure 5. Proposed landscape plan

Further, in relation to the proposed SuDS approach, this report outlines the following:

*'The proposed SuDS measures for the site will include Source Control measures as part of a Management Train whereby the surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment. The combination of the SuDS measures listed below will maximise the potential for surface water attenuation, reducing the impact on the existing surface water drainage network downstream. The proposed techniques will offer high level of treatment processes and nutrient removal of the runoff, particularly during the 'first flush'. Finally, the various measures will offer significant amenity and biodiversity opportunities compared to other drainage systems.'*

It is proposed to provide the following SuDS measures:

- Blue/Green Roof Systems
- Permeable Paving to all footway and parking bay areas
- Detention Basin
- Flow control devices to limit discharge.'

## **Foul Wastewater**

In relation to the existing wastewater drainage, this report details the following:

*'Drainage records obtained from Fingal County Council have identified an existing 225mm dia. foul water sewer located at Holywell Distributer Road, immediately north of the site. The records indicate that the existing asset flows in an eastly direction.'*

In terms of the proposed wastewater drainage strategy this report outlines the following:

*'It is proposed to construct a new foul sewer network to serve the development. Foul effluent from the site will discharge to the existing 225mm dia. foul sewer on Holywell Distributer Road.'*

*A Confirmation of Feasibility letter received from Irish Water on the 2nd March 2023 states that a connection to the public foul infrastructure is feasible without any upgrade works being required.'*

Foul wastewater will ultimately be treated within the existing public network.

The proposed foul and surface water layouts are demonstrated in Figures 6 & 7.

## **Flood Risk Assessment**

An Initial Site Specific Flood Risk Assessment has been prepared by ROD Consulting Engineers to accompany this planning application. This report concludes with the following:

*'The available sources consulted above indicate that a portion of the proposed development site is liable to flood in the 1 in 1000 year current climate scenario from fluvial sources.'*

*Flood risk management measures incorporated within the design will protect the development up to the design flood event (1 in 1000 year + 20% climate change factor) with an appropriate freeboard and shall ensure flood risk is not increased upstream or downstream of the site. Details of the proposed compensatory storage measures (~150m<sup>3</sup>) shall be provided at compliance stage.'*

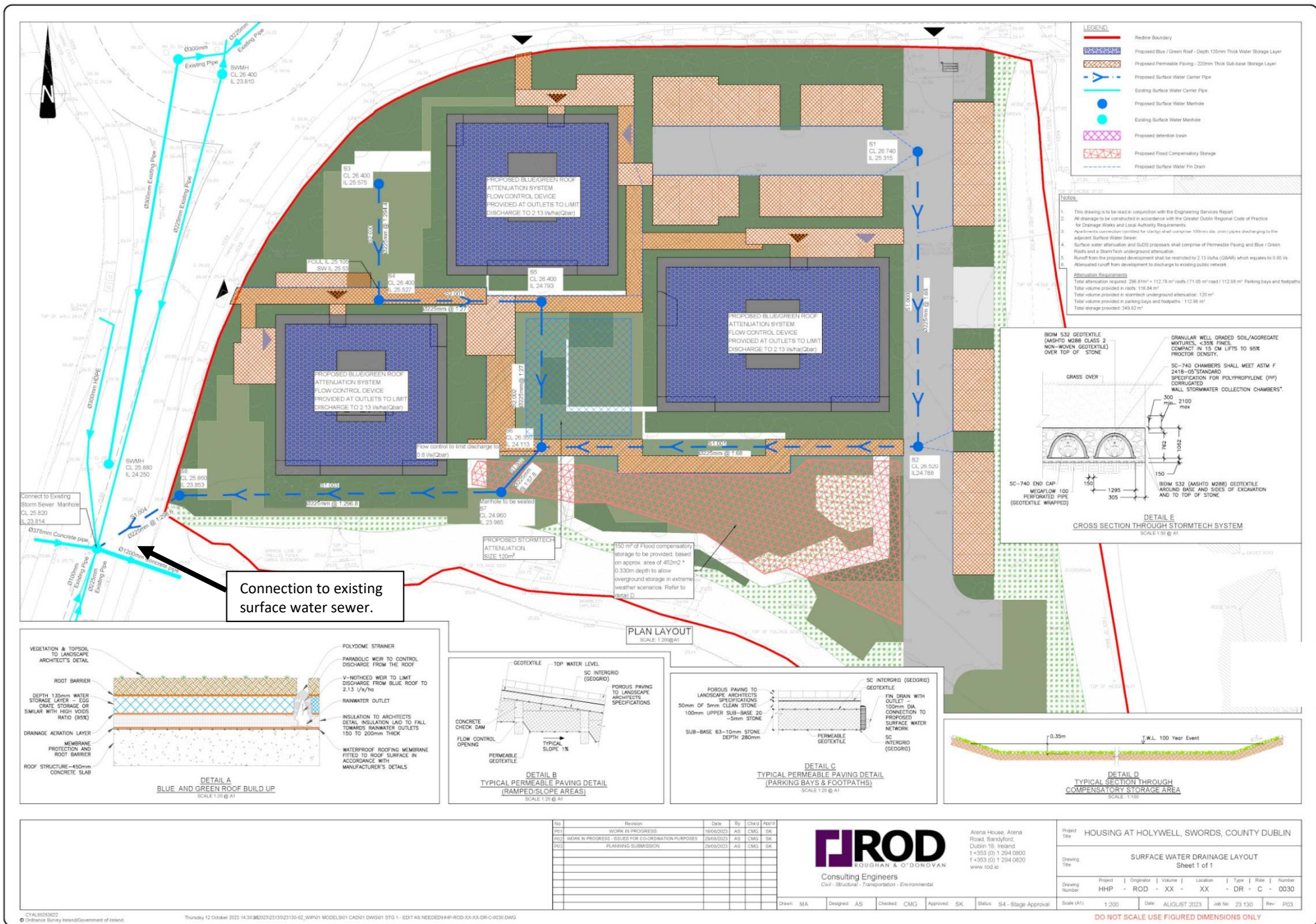


Figure 6. Proposed surface water layout



Figure 7. Proposed foul water drainage layout

## Identification of Relevant Natura 2000 Sites

The following identifies the relevant European sites, and compiles information on their qualifying interests and conservation objectives in addition to outlining the potential for significant effects on each site. The proposed development site is not located within a European site. As outlined in Office of the Planning Regulator (2021) *“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km).”*

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed works is its distance from the location of the works. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European sites to the proposed development are 1.9 km away (Malahide Estuary SAC & SPA). Best practice guidance suggests that an initial zone of influence be set at a radius of 2km for non-linear projects (IEA, 1995). The potential zone of influence (ZOI) was set at a radius of 2km from the proposed Project. It should be noted that where there was a potential for the ZOI to be influenced by drainage connections, natural biodiversity corridors e.g. rivers or woodland these were also taken into account and the assessment was extended.

There is an indirect hydrological connection to marine-based Natura 2000 sites via the proposed foul and surface water drainage strategy. Foul wastewater will be directed to an existing public foul network. Foul wastewater will ultimately be treated along this public network. After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary.

The ZOI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and surface water impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but 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.

SACs and SPAs within 15km of the subject site are demonstrated in Figures 8 and 9. Waterbodies and proximate Natura 2000 sites are demonstrated in Figures 10-12.



Table 1. Proximity to designated sites of conservation importance

NATURA 2000 Site	Distance
<b>Special Areas of Conservation</b>	
Malahide Estuary SAC	1.9 km
Baldoyle Bay SAC	5.5 km
Rogerstown Estuary SAC	5.7 km
North Dublin Bay SAC	8.2 km
Rockabill to Dalkey Island SAC	9.2 km
Ireland's Eye SAC	10.2 km
Howth Head SAC	11 km
South Dublin Bay SAC	11.7 km
Lambay Island SAC	12.5 km
<b>Special Protection Areas</b>	
Malahide Estuary SPA	1.9 km
Baldoyle Bay SPA	5.5 km
North-West Irish Sea SPA	5.5 km
Rogerstown Estuary SPA	6 km
North Bull Island SPA	8.2 km
South Dublin Bay and River Tolka Estuary SPA	9.3 km
Ireland's Eye SPA	9.9 km
Howth Head Coast SPA	12 km
Lambay Island SPA	12.5 km

Table 2. Initial screening of NATURA 2000 sites within 15km and NATURA 2000 sites beyond 15km with potential of hydrological connection to the proposed development

Natura Code	Name	Screened In/Out	Details/Reason
<b>Special Areas of Conservation</b>			
IE000205	Malahide Estuary SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  <i>Salicornia</i> and other annuals colonising mud and sand [1310]  <i>Spartina</i> swards (<i>Spartinion maritimae</i>) [1320]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Shifting dunes along the shoreline with white dunes (<i>Ammophila arenaria</i>) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]*</p> <p>* Priority habitat under the Habitats Directive</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 1.9 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (1.9 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the estuarine and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
IE0000199	Baldoyle Bay SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 5.5 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (5.5 km), the scale of the proposed development, and the fact that there is no requirement to discharge surface water to this watercourse during construction, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000208	Rogerstown Estuary SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Estuaries [1130]  Mudflats and sandflats not covered by seawater at low tide [1140]  <i>Salicornia</i> and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Shifting dunes along the shoreline with white dunes (<i>Ammophila arenaria</i>) [2120]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] *</p> <p>* Priority habitat under the Habitats Directive</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 5.7 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (5.7 km), the scale of the proposed development, and the fact that there is no requirement to discharge surface water to this watercourse during construction, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000206	North Dublin Bay SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Annual vegetation of drift lines [1210]  Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Embryonic shifting dunes [2110]  Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] *  Humid dune slacks [2190]  Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p>* Priority habitat under the Habitats Directive</p> <p><b>Potential Impact</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The proposed development site is located within a suburban environment, 8.2 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (8.2 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE003000	Rockabill to Dalkey Island SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Reefs [1170] Harbour Porpoise (<i>Phocoena phocoena</i>) [1351]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 9.2 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (9.2 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE002193	Ireland's Eye SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Perennial vegetation of stony banks [1220]  Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 10.2 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (10.2 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000202	Howth Head SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 11 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (11 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the estuarine environment of Malahide Estuary and the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000210	South Dublin Bay SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 11.7 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (11.7 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000204	Lambay Island SAC	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Reefs [1170]  Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]  Grey Seal (<i>Halichoerus grypus</i>) [1364]  Harbour Seal (<i>Phoca vitulina</i>) [1365]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban environment, 12.5 km from this SAC. There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SAC along this pathway (12.5 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be</p>



Natura Code	Name	Screened In/Out	Details/Reason
			<p>dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SAC. In the absence of mitigation, no significant impacts on the qualifying interests of this SAC are likely as a result of this indirect hydrological pathway.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
<b>Special Protection Areas</b>			
IE004025	Malahide Estuary SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]  Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Shelduck (<i>Tadorna tadorna</i>) [A048]  Pintail (<i>Anas acuta</i>) [A054]  Goldeneye (<i>Bucephala clangula</i>) [A067]  Red-breasted Merganser (<i>Mergus serrator</i>) [A069]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Dunlin (<i>Calidris alpina</i>) [A149]  Black-tailed Godwit (<i>Limosa limosa</i>) [A156]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Redshank (<i>Tringa totanus</i>) [A162]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 1.9 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (1.9 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (1.9 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004016	Baldoyle Bay SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Shelduck (<i>Tadorna tadorna</i>) [A048]  Ringed Plover (<i>Charadrius hiaticula</i>) [A137]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 5.5 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (5.5 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (5.5 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<b>No significant effects likely</b>
IE004236	North-West Irish Sea cSPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Common Scoter (<i>Melanitta nigra</i>) [A065]  Red-throated Diver (<i>Gavia stellata</i>) [A001]  Great Northern Diver (<i>Gavia immer</i>) [A003]  Fulmar (<i>Fulmarus glacialis</i>) [A009]  Manx Shearwater (<i>Puffinus puffinus</i>) [A013]  Shag (<i>Phalacrocorax aristotelis</i>) [A018]  Cormorant (<i>Phalacrocorax carbo</i>) [A017]  Little Gull (<i>Larus minutus</i>) [A177]  Kittiwake (<i>Rissa tridactyla</i>) [A188]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Common Gull (<i>Larus canus</i>) [A182]  Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]  Herring Gull (<i>Larus argentatus</i>) [A184]  Great Black-backed Gull (<i>Larus marinus</i>) [A187]  Little Tern (<i>Sterna albifrons</i>) [A195]  Roseate Tern (<i>Sterna dougallii</i>) [A192]  Common Tern (<i>Sterna hirundo</i>) [A193]  Arctic Tern (<i>Sterna paradisaea</i>) [A194]  Puffin (<i>Fratercula arctica</i>) [A204]  Razorbill (<i>Alca torda</i>) [A200]  Guillemot (<i>Uria aalge</i>) [A199]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 5.5 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (5.5 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Given the minimum distance to this SPA (5.5 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004015	Rogerstown Estuary SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></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><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 6 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (6 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (6 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004006	North Bull Island SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Shelduck (<i>Tadorna tadorna</i>) [A048]  Teal (<i>Anas crecca</i>) [A052]  Pintail (<i>Anas acuta</i>) [A054]  Shoveler (<i>Anas clypeata</i>) [A056]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Black-tailed Godwit (<i>Limosa limosa</i>) [A156]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Curlew (<i>Numenius arquata</i>) [A160]  Redshank (<i>Tringa totanus</i>) [A162]  Turnstone (<i>Arenaria interpres</i>) [A169]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 8.2 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (8.2 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no</p>

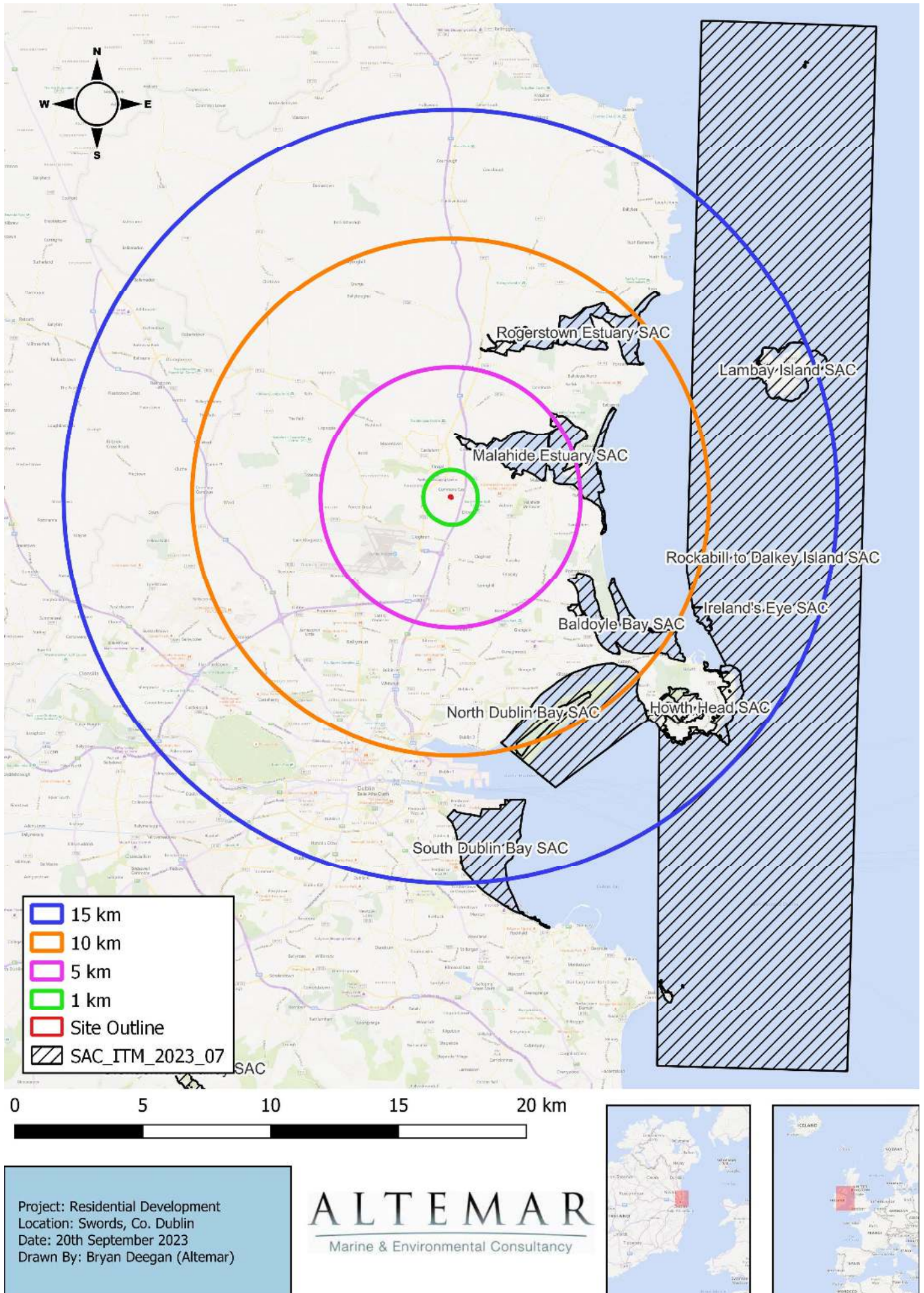
Natura Code	Name	Screened In/Out	Details/Reason
			<p>significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (8.2 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004024	South Dublin Bay and River Tolka Estuary SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></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><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Ringed Plover (<i>Charadrius hiaticula</i>) [A137]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Redshank (<i>Tringa totanus</i>) [A162]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Roseate Tern (<i>Sterna dougallii</i>) [A192]  Common Tern (<i>Sterna hirundo</i>) [A193]  Arctic Tern (<i>Sterna paradisaea</i>) [A194]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 9.3 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (9.3 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (9.3 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004117	Ireland's Eye SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b> Cormorant (<i>Phalacrocorax carbo</i>) [A017] Herring Gull (<i>Larus argentatus</i>) [A184] Kittiwake (<i>Rissa tridactyla</i>) [A188] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200]</p> <p><b>Potential Impact</b> The proposed development site is located within a suburban area, 9.9 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (9.9 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (9.9 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>

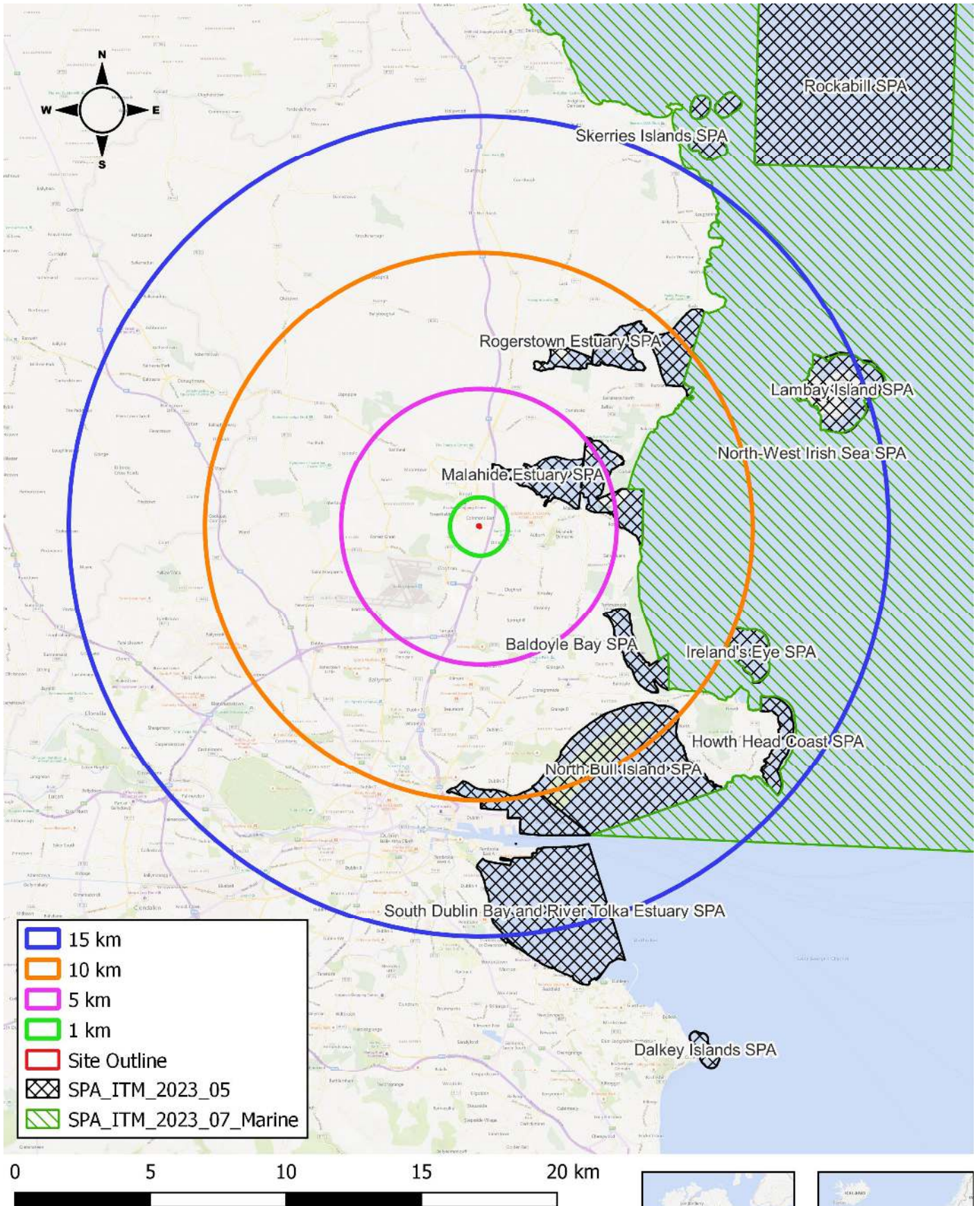
Natura Code	Name	Screened In/Out	Details/Reason
IE004113	Howth Head Coast SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Kittiwake (<i>Rissa tridactyla</i>) [A188]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 12 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (12 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (12 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004069	Lambay Island SPA	<b>Screened OUT</b>	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Fulmar (<i>Fulmarus glacialis</i>) [A009]  Cormorant (<i>Phalacrocorax carbo</i>) [A017]  Shag (<i>Phalacrocorax aristotelis</i>) [A018]  Greylag Goose (<i>Anser anser</i>) [A043]  Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]  Herring Gull (<i>Larus argentatus</i>) [A184]  Kittiwake (<i>Rissa tridactyla</i>) [A188]  Guillemot (<i>Uria aalge</i>) [A199]  Razorbill (<i>Alca torda</i>) [A200]  Puffin (<i>Fratercula arctica</i>) [A204]</p>



Natura Code	Name	Screened In/Out	Details/Reason
			<p><b>Potential Impact</b></p> <p>The proposed development site is located within a suburban area, 12.5 km from this SPA. There is no direct hydrological connection between the subject site and this SPA.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage networks. Foul wastewater will be connected to an existing public foul sewer network. Any silt or pollutants will be treated along this network.</p> <p>After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. Given the minimum distance to this SPA along this pathway (12.5 km), the scale of the proposed development, and the fact that surface water will enter the public surface network where dilution, mixing and settlement will occur, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this SPA. In the absence of mitigation, no significant impacts on the qualifying interests of this SPA are likely as a result of this indirect hydrological pathway.</p> <p>Given the minimum distance to this SPA (12.5 km), no noise or vibration impacts on the qualifying interests of this SPA are foreseen.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>



**Figure 8. Special Areas of Conservation (SAC) located within 15km of the proposed development**



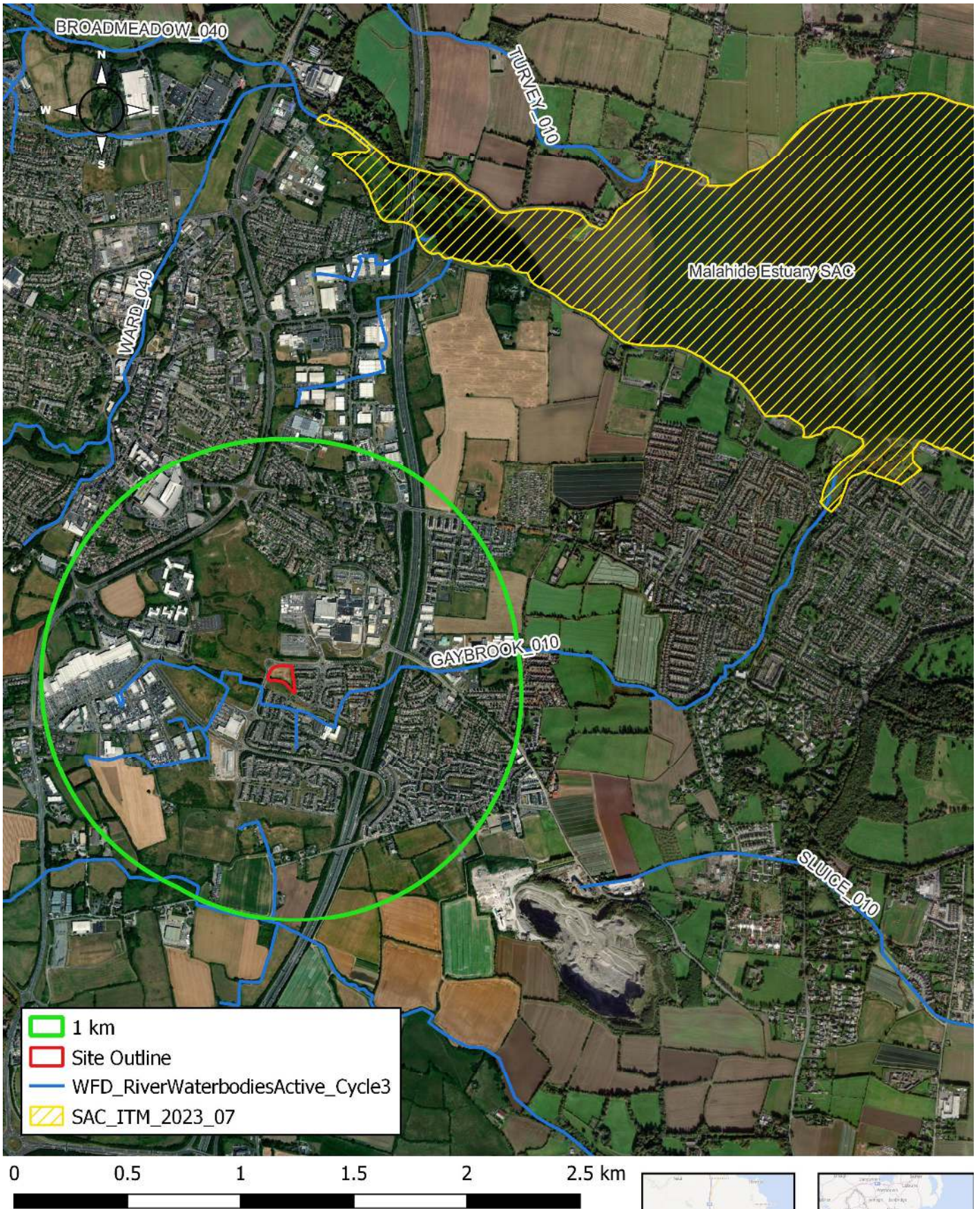
Project: Residential Development  
 Location: Swords, Co. Dublin  
 Date: 20th September 2023  
 Drawn By: Bryan Deegan (Altamar)



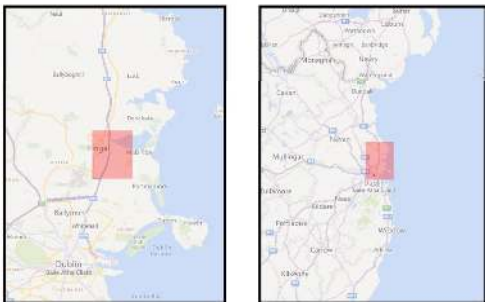
**Figure 9. Special Protection Areas (SPA) within 15km of the proposed development.**



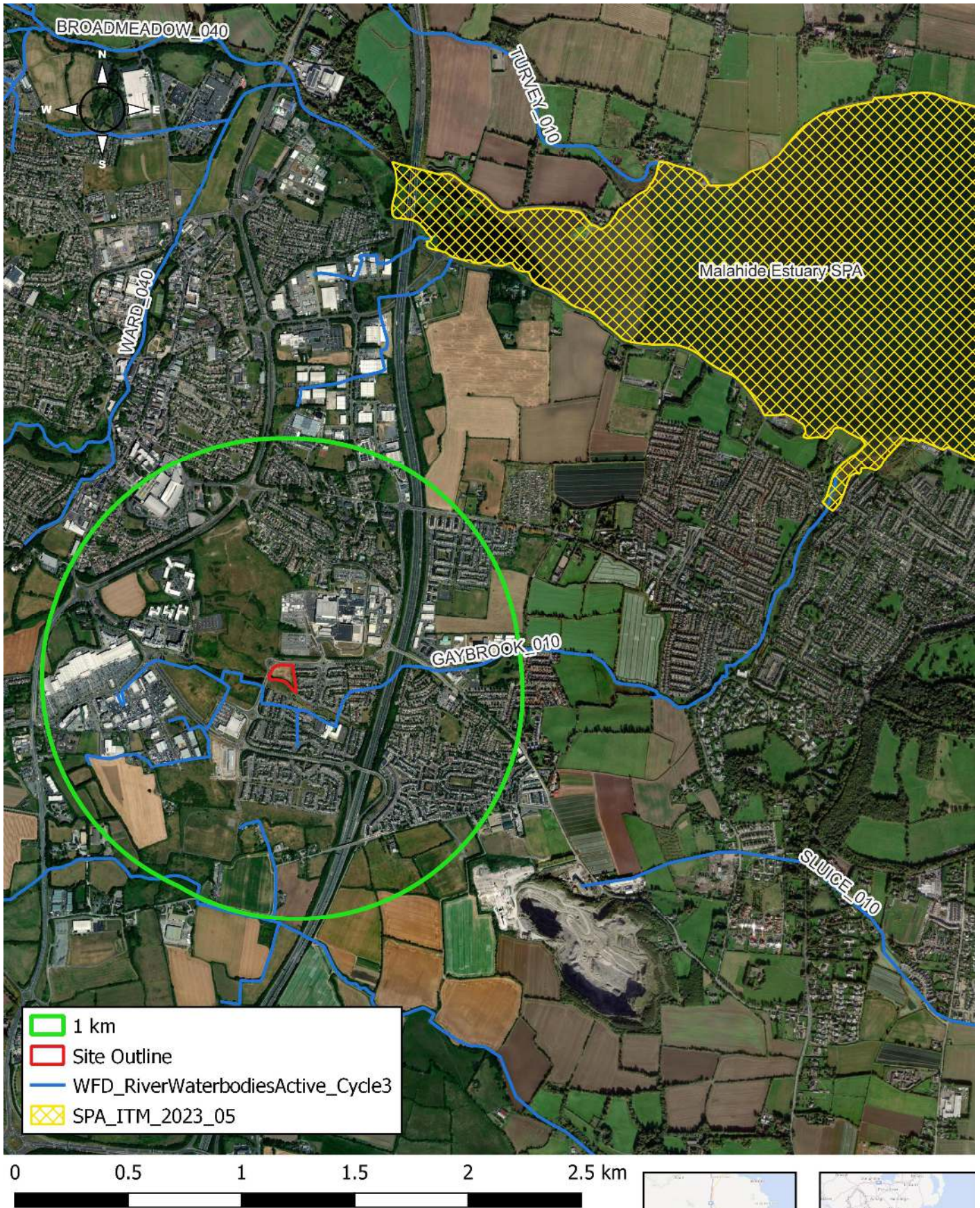
Figure 10. Watercourses proximate to the proposed development site



Project: Residential Development  
 Location: Swords, Co. Dublin  
 Date: 20th September 2023  
 Drawn By: Bryan Deegan (Altamar)



**Figure 11.** Watercourses and SACs within 5km of the proposed development site



Project: Residential Development  
 Location: Swords, Co. Dublin  
 Date: 20th September 2023  
 Drawn By: Bryan Deegan (Altamar)

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 Marine & Environmental Consultancy



**Figure 12.** Watercourses and SPAs within 5km of the proposed development site

## In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject site that have been assessed for potential in-combination effects through the examination of planning documentation. The following is a list of planning applications as in the vicinity of the proposed development on the Department of Housing, Local Government and Heritage's 'National Planning Application Map' portal:

Table 3. In combination effects evaluated (developments surrounding the subject site)

Planning Ref.	Address	Proposal
F22A/0353	Holywell Educate Together National School, Holywell, Swords, Co. Dublin.	The developments will consist of (1) alterations to existing carpark to provide additional carparking spaces (2) Demolition of existing bin store with replacement bin store to be constructed (3) single storey extension to the rear of the existing school building to accommodate 1no. classroom and associated specialist ancillary rooms (4) minor amendments to existing classroom to facilitate access to extension (5) to connect to existing mains services (6) and all associated landscaping and ancillary works.
F21A/0100	Crowcastle, Swords, Co Dublin	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin that will be constructed to a length of approximately 290m. The road will incorporate lighting, drainage, footpaths and cycle tracks.
F20A/0535	Site at Holywell Distributor Road, Mountgorry, Swords, Co. Dublin	The development will consist of a Petrol Filling Station to include: <ul style="list-style-type: none"> <li>(i) A forecourt area with 3 no. fuel pump islands, illuminated forecourt canopy over, underground fuel storage tanks, associated pipework and over-ground fill points and vents, electric car charging points and associated infrastructure.</li> <li>(ii) An amenity building of 291 sqm gross floor area comprising a convenience shop (100 sq.m net retail area), restaurant/cafe area with 1 no food offering with hot and cold meals and refreshments for sale for consumption on and off the premises, associated customer seating, customer WCs, Back of House area with food preparation areas, ancillary office, staff welfare facilities, storage and plant areas.</li> <li>(iii) New vehicular entrance and exit, associated traffic signage, internal and external traffic calming measures.</li> <li>(iv) On-site facilities including, air/water services, car and bicycle parking.</li> <li>(v) Illuminated and non-illuminated operator signage including main ID Totem sign, canopy and facade signage.</li> <li>(vi) All associated site drainage, lighting, landscaping, boundary treatments and site development works.</li> </ul>
F19A/0386	Lands to the north of the R125 road and accessed off Holywell Link Road and Lakeshore Drive, Swords, Co. Dublin.	The proposed development will consist of an eight storey hospital/healthcare facility (i.e. a seven storey over lower ground/undercroft level building) comprising main entrance/reception area, atrium winter garden, 1 no. café, 1 no. restaurant, 2 no. retail units, outpatients and diagnostics departments, GP departments and urgent care department all at ground floor level; out of hospital services/primary care at first and second floor levels; endoscopy unit and theatres at third floor level; theatre and building plant at fourth floor level; endoscopy unit and day hospital (20 beds) with staff hub at fifth floor level; day hospital (20 no. beds) with sky garden at sixth floor level; all with associated ancillary/common facilities and office/administration areas; FM department, water tank rooms, 115 no. car parking spaces, 72 no. bicycle spaces and 8 no. motorbike parking spaces all at lower ground floor level. Permission is also sought for an energy centre building; a service yard including plant, ESB substation and bin stores; 94 no. car parking spaces, 12 no. bicycle spaces and 2 no. motorbike spaces at surface level; foul pump station and associated works; 2 no. vehicular access roads to serve the development including works onto existing roundabout; landscaping; footpaths; public lighting; boundary treatments; and all associated site and engineering works necessary to facilitate the development.
F18A/0198	Drynam Road, Barrysparks,	Development at an existing pharmaceutical manufacturing facility (approximately 13.4 hectares). The development consists of the construction of a

	Commons East, Crowcastle, Swords, Co. Dublin.	biopharmaceutical manufacturing campus with a total additional floor area of 12,046 square metres and specifically provides for:- (a) the conversion of an existing warehouse building to a biopharmaceutical manufacturing processes building which will require internal alterations, extension and modifications to the existing elevations; (b) the conversion of an existing manufacturing building to a central utilities and laboratory building requiring internal alterations, extension and modifications to the elevations including the addition of 3 no. flue stacks (to a maximum height of 18.68 metres); (c) construction of a two-storey quality control laboratory and single-storey with mezzanine warehouse building; (d) extension of the existing central spine corridor to provide connectivity to the new laboratory and warehouse buildings, including provision of new staff entrance; (e) demolition of existing utilities plant and buildings comprising 2 no. boiler rooms, compressor room, electrical room, generator compound, water tank and pump house, and 2 no. store buildings; (f) provision of new logistics yard and new ancillary external utilities yard comprising 2 no. electrical switch room buildings, water pump and treatment building, bunded water tank, bunded gas and diesel storage tanks, 3 no. emergency generators and waste water management facility; (g) installation of mechanical plant to the roof of the existing administration, laboratory and canteen building (h) all ancillary site works including diversion and partially reopening of the existing culverted stream within the site; underground services; surface water attenuation tank; modifications to the internal road network, modifications to existing car parking including removal of 212 spaces; 2 no. new bicycle shelters; lighting; CCTV; soft and hard landscaping. An Environmental Impact assessment Report (EIAR, formerly known as and EIS) and Natura Impact Statement (NIS) have been prepared and will be submitted to the Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority. The proposed development is for the purposes of an activity requiring an application to the Environmental Protection Agency for a licence under the Industrial Emissions Directive.
F18A/0467	Site of the existing temporary car park permitted under application register reference F14A/0041, Airside Business Park, Crowcastle, Swords, Fingal, Co. Dublin.	The construction of a six-storey office building plus rooftop plant, signage, bins stores, ESB substation, generator, and cycle shelters at Site A1. The proposed development will also consist of 593 no. surface car parking spaces, of which 160 no. spaces will be provided at Site A1 and 433 no. spaces will be provided at Site A2. The proposed 433 no. surface car parking spaces at Site A2 will include the continuation of use of the 235 no. surface car parking spaces permitted at Site A1 under application register reference F14A/0041, to be relocated to Site A2 for a further temporary period of 5 years. The proposed development will also consist of the construction of a new vehicular access off Lakeshore Drive to Site A2 (Site A1 will use the existing access of Lakeview Drive (the secondary access via the adjacent Ryanair HQ development will be removed), and a new pedestrian crossing over Lakeshore Drive connecting Site A1 with Site A2, including footpath, and all site development, drainage and landscaping works. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development on Site of the existing temporary car park permitted under application register reference F14A/0041, bounded by Lakeview Drive and Lakeshore Drive (Site A1), as well as adjacent lands to the east of Lakeshore Drive (Site A2),

There are no significant projects that have been granted planning or currently under construction, proximate to the development, that could potentially cause in combination effects on European sites.

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, insignificant and localised. It is concluded that no significant effects on Natura 2000 sites will occur due to the proposed development in combination with other projects. No in-combination effects are foreseen.

**Following the implementation of mitigation measures, no significant effects are likely from in-combination effects.**



## Conclusions

The proposed development site is located within suburban environment. The nearest European sites are Malahide Estuary SAC & SPA (1.9 km). There is no direct hydrological pathway to any European Sites. There is an indirect hydrological connection to marine-based Natura 2000 sites via the proposed foul and surface water drainage strategy. Foul wastewater will be directed to an existing public foul network. Foul wastewater will ultimately be treated along this public network. After attenuation onsite, surface water drainage will be directed to an existing 1200mm dia. public surface water drainage pipe located to the south-east of the subject site. This network is located within the River Gaybrook catchment, a watercourse that ultimately discharges to the marine environment at Malahide Estuary. However, given the minimum distance to European Sites within Malahide Estuary along this pathway (1.9 km), the scale of the proposed development, any silt or pollutants that may enter the Gaybrook Stream will settle, be dispersed, or diluted within the marine environment in the Irish Sea and will not impact on this downstream European Sites. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development 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 qualifying interests 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.

## 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 Bing Road maps and satellite imagery. A site visit was carried out on the 15<sup>th</sup> August 2023, following completion of the desk-based assessment. A second site visit was carried out by Emma Peters (Altemar) in relation to flora and fauna. A bat survey was carried out by Altemar on the 26<sup>th</sup> September 2023.

## Findings of No Significant Effects Report

<b>Details of Project</b>	Appropriate Assessment Screening for a proposed residential development at Holywell, Swords, Co. Dublin.
<b>Name and Location of EUROPEAN Sites Within 15km</b>	<p>                     Malahide Estuary SAC                      Baldoyle Bay SAC                      Rogerstown Estuary SAC                      North Dublin Bay SAC                      Rockabill to Dalkey Island SAC                      Ireland's Eye SAC                      Howth Head SAC                      South Dublin Bay SAC                      Lambay Island SAC                      Malahide Estuary SPA                      Baldoyle Bay SPA                      North-West Irish Sea cSPA                      Rogerstown Estuary SPA                      North Bull Island SPA                      South Dublin Bay and River Tolka Estuary SPA                      Ireland's Eye SPA                      Howth Head Coast SPA                      Lambay Island SPA                 </p>
<b>Project Description</b>	Residential Development
<b>Is the Project directly connected with the management of the European site?</b>	No
<b>Details of any other projects or plans that together with this project could affect the EUROPEAN site</b>	None
<b>The assessment of significant effects</b>	
<b>Describe how the project is likely to affect the EUROPEAN site</b>	No Impact Predicted
<b>Response to consultation</b>	N/A
<b>Data collected to carry out the assessment</b>	Site Visit and Supporting NPWS data.
<b>Who carried out the assessment</b>	Altemar Ltd.
<b>Sources of data</b>	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
<b>Explain why the effects are not considered significant</b>	No European sites are within the zone of influence of these works. There is no direct hydrological pathway to European sites. Having taken into consideration the foul and surface water discharge from the proposed development is to combined sewer, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway to conservation sites, and the dilution effect and treatment of effluent and surface runoff, it is concluded that, in the absence of mitigation, the proposed development would not give rise to any significant effects to designated sites.
<b>Level of assessment completed</b>	Stage 1 Screening
<b>Overall conclusions</b>	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.

## References

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; [http://www.npws.ie/publications/archive/NPWS\\_2009\\_AA\\_Guidance.pdf](http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf)
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision\\_of\\_art6\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf)
4. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC; [http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura\\_2000\\_assess\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf)
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance\\_art6\\_4\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf)
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance\\_doc.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf)
7. The Status of EU Protected Habitats and Species in Ireland. [http://www.npws.ie/publications/euconservationstatus/NPWS\\_2007\\_Conservation\\_Status\\_Report.pdf](http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf)
8. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
12. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
14. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2013) Conservation Objectives: Lambay Island SAC 000204. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2022) Conservation objectives for Ireland's Eye SPA [004117]. First Order Sitespecific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
21. NPWS (2022) Conservation objectives for Howth Head Coast SPA [004113]. First Order Sitespecific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
22. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
23. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
24. NPWS (2022) Conservation objectives for Lambay Island SPA [004069]. First Order Sitespecific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
25. NPWS (2023) Site Synopsis: North-West Irish Sea cSPA: <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004236.pdf>

## Appendix I- Habitats and Species

A site assessment was carried out on 15<sup>th</sup> August 2023 and 26<sup>th</sup> September 2023. Habitats within the proposed site were classified according to Fossitt (2000) (Figure AI-1).

### Fossitt (2000) Classification of the Site of the Proposed Project



Figure AI-1. Fossitt (2000) habitat map.

## WL1- Hedgerow

The hedgerow lined the North and east boundary of the site consisting primarily of brambles (*Rubus fruticosus agg.*), elder (*Sambucus nigra*), sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*) and elm (*Ulmus spp.*). These trees were bound with ivy (*Hedera hibernica*). The hedgerow included blackthorn (*Prunus spinosa*), willow (*Salix spp.*), hedge bindweed (*Calystegia sepium*), nettles (*Urtica dioica*), buttercup (*Ranunculus spp.*), fools parsley (*Aethusa cynapium*), thistles (*Cirsium spp.*), docs (*Rumex spp.*), ivy (*Hedera helix*), holly (*Ilex aquifolium*), hogweed (*Heracleum sphondylium*), gorse (*Ulex europaeus*), honeysuckle (*Lonicera periclymenum*), dog-rose (*Rosa canina agg.*) and cleavers (*Galium aparine*).



**Plate 1:** Hedgerow habitat.

## GS2- Dry meadows and grassy verges

The majority of the site consisted of this habitat. Flora identified here was rough hawkbit (*Leontodon hispidus*), knapweed (*Centaurea nigra*), dandelion (*Taraxacum officinale agg.*), ragwort (*Jacobaea vulgaris*), red bartsia (*Odontites vernus*), red clover (*Trifolium pratense*), white clover (*Trifolium repens*), ribwort plantain (*Plantago lanceolata*), greater plantain (*Plantago major*), selfheal (*Prunella vulgaris*), black medic (*Medicago lupulina*), bramble (*Rubus fruticosus agg.*), docs (*Rumex spp.*), tufted vetch (*Vicia cracca*), silverweed (*Potentilla anserina*), yellowrattle (*Rhinanthus minor*), nettle (*Urtica dioica*), great willowherb (*Epilobium hirsutum*), hogweed (*Heracleum sphondylium*), pineappleweed (*Matricaria discoidea*), birdsfoot trefoil (*Lotus corniculatus*), hawthorn (*Crataegus monogyna*) bushes, elm (*Ulmus spp.*) sapling, groundsel (*Senecio vulgaris*), hedge bindweed (*Calystegia sepium*), cow parsley (*Anthriscus sylvestris*), gorse (*Ulex europaeus*) bushes, meadow vetchling (*Lathyrus pratensis*), tree mallow (*Malva arborea*) and common fleabane (*Pulicaria dysenterica*). This habitat is largely unsuitable as foraging grounds for significant numbers of SCI from nearby SPAs, such as Brent geese, who typically prefer well managed grassland (Handby et al., unpublished report 2022<sup>2</sup>).

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<sup>2</sup> Handby, Bearhop and Colhoun (2022) Understanding patterns of urban habitat use in overwintering light-bellied Brent geese in Dublin, Ireland (Unpublished Project Report in collaboration with Irish Brent Goose Research Project)



**Plate 2:** View of grass meadow.

### **Evaluation of Habitats**

The proposed development site consists of a dry meadow bordered by hedgerow and wooden fence. Outside the listed vegetation of the site is built land of footpath, road and a housing estate to the east of the site. Based on information from satellite imagery the site doesn't seem to be managed for any particular purpose. No protected habitats were noted on site. GS2- Dry meadow and grassy verges is an uncommon habitat in Ireland and usually found on roadside grassy verges, making this the most important habitat on this sight for wildlife pathways and foraging purposes. No pond and pools were found onsite.

### **Plant Species**

The plant species encountered at the various locations on site are detailed above. No rare or plant species of conservation value were noted during the field assessment. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened plant species were recorded within the proposed development site. No invasive plant species were noted on site.

### **Fauna**

No mammal of conservation importance was noted on site. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened terrestrial faunal species were recorded within the proposed site. No evidence of the resting or breeding places of badgers (*Meles meles*) was noted on site during the in season faunal assessment. Pathways through the hedges and shrubs were noted on this sight. Although no living areas of terrestrial animals were sighted, this site is likely used for foraging and a wildlife corridor.

## Bats

A bat assessment was carried out and the results of the survey are seen in Appendix I. There were no seasonal or climatic constraints as the survey was undertaken within the active bat season in good weather conditions with temperatures of 10 C after dark. Winds were very light and there was no rainfall. The survey was carried out with an Echo Meter Touch Pro 2 bat detector. Bat foraging was noted across the site by one species of bat, the Lesser Noctule (*Nyctalus leisleri*). Foraging activity was noted along the southern hedgerow.

## Birds

Birds noted on site are seen in Table 3. It should be noted that GS2 - Dry Meadow habitat is largely unsuitable as foraging grounds for significant numbers of SCI from nearby SPAs, such as Brent geese, who typically prefer well managed grassland (Handby *et al.*, unpublished report 2022). Handby, Bearhop and Colhoun (2022) Understanding patterns of urban habitat use in overwintering light-bellied Brent geese in Dublin, Ireland (Unpublished Project Report in collaboration with Irish Brent Goose Research Project).

Common Name	Scientific Name	Status
Blue tit	<i>Cyanistes caeruleus</i>	Green
Woodpigeon	<i>Columba palumbus</i>	Green
Blackbird	<i>Turdus merula</i>	Green
Magpie	<i>Pica pica</i>	Green