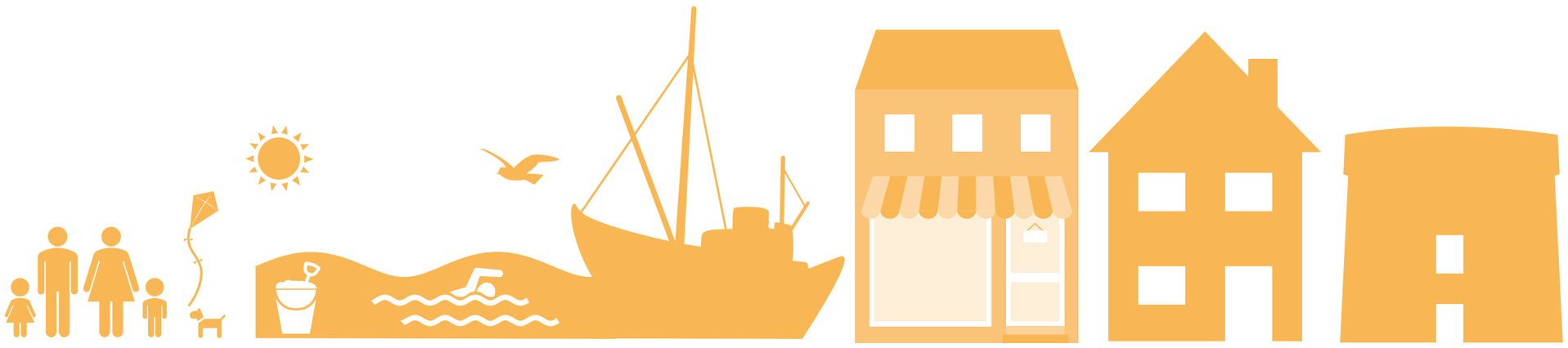
Rush

Draft Urban Framework Plan
Appendices
April 2018



Fingal Development Plan 2017 - 2023 | **www.fingal.ie** |

Comhairle Contae
Fhine Gall
Fingal County
Council

APPENDIX A

PLANNING AND DEVELOPMENT POLICY CONTEXT

A Appendix

PLANNING AND DEVELOPMENT POLICY CONTEXT

PLANNING AND DEVELOPMENT POLICY CONTEXT

Appendix A addresses relevant planning policy relevant to Rush from national to local level including the National Planning Framework, Regional Spatial and Economic Strategy (RSES), Regional Planning **Guidelines**, Fingal Development Plan 2017-2023, Fingal's Local Economic and Community Plan (LECP), Framework for Town Centre Renewal (2017), Heritage Council's Policy Proposals for Ireland's Towns, Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). This appendix also examines the land zoning objectives and architectural, archaeological and environmental designations within the study area.

Policy Context

National Planning Framework, 2017 (Feb 2018)

A National Planning Framework document was recently published – 'Ireland 2040 – Our Plan', which includes a vision and strategy that is supported by a series of National Policy Objectives and will be aligned with the Government's ten year National Investment Plan.

This National Planning Framework sets a new strategic planning and development context for Ireland and all of its regions in the period between now and 2040, setting a high-level framework for the co-ordination of a range of national, regional and local authority policies and activities, planning and investment, both public and private.

At a national level, the ultimate objectives of the National Planning Framework are to:

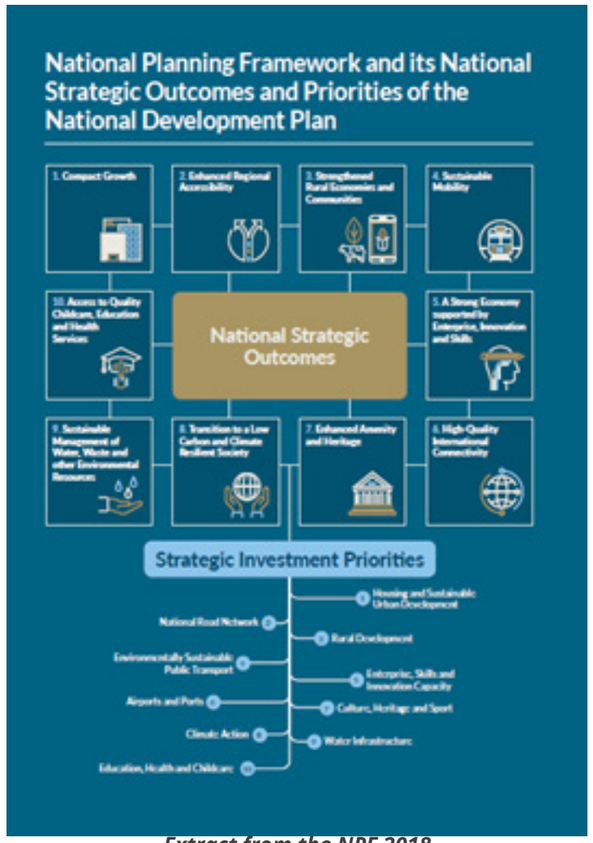
- Guide the future development of Ireland, taking into account a projected 1 million increase in our population, the need to create 660,000 additional jobs to achieve full employment and a need for 550,000 more homes by 2040;
- 25% is planned for Dublin, recognised as our key international and global city of scale and principal economic driver,
- 25% across the other four cities combined (Cork, Limerick, Galway and Waterford), enabling all four to grow their population and jobs by 50-60%, and become cities of greater scale, i.e. growing by twice as much as they did over the previous 25 years to 2016, and
- with the remaining 50% of growth to occur in key regional centres, towns, villages and rural areas, to be determined in the forthcoming regional plans – Regional Spatial and Economic Strategies (RSESs).
- Enable people to live closer to where they work, moving away from the current unsustainable trends of increased commuting;
- Regenerate rural Ireland by promoting environmentally sustainable growth patterns;
- Plan for and implement a better distribution of regional growth, in terms of jobs and prosperity;
- Transform settlements of all sizes through imaginative urban regeneration and bring life / jobs back into cities, towns and villages;
- Co-ordinate delivery of infrastructure and services in tandem with growth, through joined-up NPF/National Investment Plan and consistent sectoral plans, which will help to manage this growth and tackle congestion and quality of life issues in Dublin and elsewhere

This National Development Plan will support the achievement of more balanced development of Dublin, focused within and close to the city. Highlights for North Fingal include:

- Metro Link: a high capacity, high-frequency cross-city rail corridor serving key destinations such as Swords, Dublin Airport, Dublin City University, Ballymun, the Mater Hospital and existing destinations along the Luas Green Line to Sandyford. Offering interchange with other rail, DART Expansion, light rail and bus services. (Est. cost €3bn, Est. completion date 2027).
- DART Expansion: creating a full metropolitan area DART network for Dublin with all of the lines linked and connected. The next step will be to provide fast, high-frequency electrified services to Drogheda on the Northern Line, Celbridge/Hazelhatch on the Kildare Line, Maynooth and M3 Parkway on the Maynooth/Sligo Line. It will also include new stations to provide interchange with bus, LUAS and Metro networks (Est. cost €2bn, Est. completion date 2027).
- Park and Ride Programme: The development of strategic park and ride sites plus investment in parking facilities at rail, Luas and bus connections e.g. Swords, Finglas, Dunboyne, Liffey Valley, Naas Rd, Carrickmines, Woodbrook.
- BusConnects Dublin: Dublin BusConnects (Est. cost €2bn, Est. completion date 2027) will deliver a transformational redesign of the bus system in Dublin. This entails a transition to low emission buses (including electric buses), a network of "next generation" bus corridors (including segregated

cycling facilities) on the busiest bus routes; a complete redesign of the bus network; simpler fare structures; cashless payment system; a state-of-the-art ticketing system; park & ride facilities; new bus stops & shelters.

- Second runway for Dublin Airport: A €320m investment scheduled for completion by 2021 to enhance connectivity for the island of Ireland and underpin Dublin Airport as a premier European airport and key gateway to North America and the rest of the world.



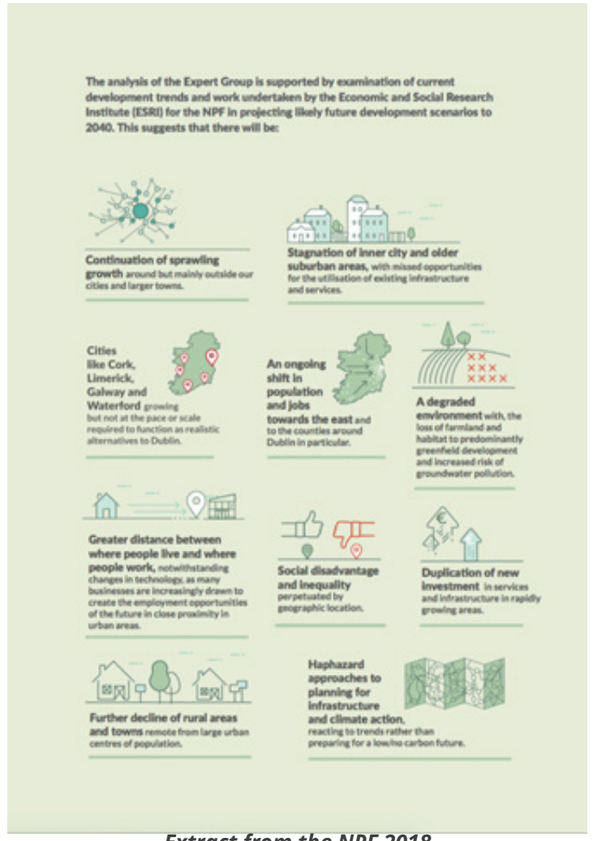
Extract from the NPF 2018

Project 'Ireland 2040 – Our Plan' – National Planning National Planning Framework and National Development Plan

The National Planning Framework (NPF) was published in February and is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities and to protect and enhance the environment. The NPF contains national objectives and key principles from which Regional Spatial and Economic Strategies will follow. It introduces more strategic and coordinated planning of our cities and large towns across local authority boundaries, including statutorily backed Metropolitan Area Strategic Plans (MASPs) in the five cities of Dublin, Cork, Limerick, Galway and Waterford.

Accompanying the NPF is the National Development Plan (NDP). This sets out the investment priorities that will underpin the implementation of the NPF and will guide national, regional and local planning and investment decisions in Ireland. This ten year strategy represents a public capital investment of almost €116 Billion. The NPF identifies key future planning and placemaking priorities for the EMRA and Dublin and these are aligned with the major national infrastructure projects and public investment priorities identified in the NDP. Of particular relevance for Fingal are:

- Preparing and implementing a regional priorities programme, to shape and inform delivery of the Regeneration and Development Fund (€3 Billion 10 year);
- Improved access to Dublin Airport, including public transport, connections from road network from the west and north and heavy rail in longer term;
- New parallel runway for Dublin Airport/New Visual Control Tower at Dublin Airport;
- Metro Link (estimated completion 2027)/Dart Expansion/BusConnects for Ireland's Cities;
- Strategic Park-and-Ride Programme at Swords;
- Eastern and Midlands Water Supply Project/ Greater Dublin Drainage Project;
- Public realm and urban amenity projects (€1.4 Billion);
- Enhancing and linking networks of green spaces / Metropolitan cycle network GDA Cycle Network Plan;
- Outpatient Departments and Urgent Care Centres at Connolly Hospital Blanchardstown (open 2019) /National Forensic Mental health Service Hospital at Portrane (open in 2020);
- Investments planned for all of Ireland's Universities and development of Technological Universities (TU4Dublin, includes IT Blanchardstown)



Extract from the NPF 2018

Rush is not specifically mentioned within the NPF document (other than in the Appendix), but this is not unexpected given the strategic nature of the document.

Regional Spatial & Economic Strategy (RSES) Initial Public & Stakeholder Consultation Issues Paper

In 2014 the Regional Authorities were amalgamated and 3 new Regional Assemblies formed. Fingal is part of the Eastern and Midland Regional Assembly.

The Eastern and Midland Regional Assembly was established on 1st January 2015. One of the principal functions of the Assembly is the delivery of Regional Spatial and Economic

Strategies (RSES), a new concept in Irish planning where not only the spatial but also the economic factors that go into the future of the region are brought together into one all-encompassing strategy.

It is primarily focused on the preparation and implementation of Regional Spatial and Economic Strategies (RSESs), integration of Local Economic and Community Plans (LECPs), management of EU Operational Programmes, EU project participation, implementation of national economic policy, and working with the National Oversight and Audit Commission. Rush (and Fingal) form part of the Dublin Region.

An issues paper has recently been published, which is an informative document designed to prompt the consultation period around the initiation of the statutory process of making a RSES for the Eastern and Midland Region.

This paper presents a context for the RSES, an evidence based profile of the region and it is thematically presented with the four key themes of People and Places, Economy and Employment, Environment and Heritage, and Infrastructure and Climate Change. It is designed to inform the consultation process and assist members of the public and all interested parties and stakeholders in considering a submission to the process to inform our Assembly in the making of the strategy.

The principal statutory purpose of the RSES is to support the implementation of the emerging National Planning Framework (NPF) – 'Ireland 2040 - Our Plan', and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions. The RSES is required under the Planning and Development Act 2000 (as amended) to address Employment, Retail, Housing, Transport, Water Services, Energy and Communications, Waste Management, Education, Health, Sports and Community Facilities, Environment and Heritage, Landscape, Sustainable Development and Climate Change. Given the importance of consultation as part of the plan making process, the issues paper is intended to highlight the key issues relevant to the region in order to formulate our regional strategy.

Rush is referred to in relation to Wastewater treatment improvements and the following is noted:

Figure 1 The Regional Assemblies and the Eastern and Midland Region

'WWT improvements are needed in 29 urban areas in the region, including to prevent raw sewage being released at Omeath, Rush, Howth, Avoca, and Arklow. There were a number of high profile closures of east coast beaches over the summer of 2017, partly due to overflow from substandard treatment plants following heavy rains.'

Fingal made a detailed submission to the Eastern and Midland Regional Assembly, for their consideration, which welcomed the opportunity to further participate and contribute to the formulation of regional strategy.

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

The Regional Planning Guidelines (RPGs) are a policy document which aims to direct the future growth of the Greater Dublin Area over the medium to long term and works to implement the strategic planning framework set out in the National Spatial Strategy (NSS). It achieves this through appraisal of the critical elements involved in ensuring sustainable and good planning, and though the protection of sensitive and environmentally important locations. They provide the clear policy link between national policies -the National Development Plan and the National Spatial Strategy and other national policy documents and guidance; and Local Authority planning policies and decisions.

The overarching framework for Fingal's Settlement Strategy is set out in the RPGs and is based on the identification of key growth areas within the Metropolitan and Hinterland Areas of the GDA (see Core Strategy Map – Figure 2 below). The stated objective of the RPGs Settlement Strategy is to consolidate urban areas around the Dublin Gateway and make the most efficient use of investment in infrastructure through integration with land use planning policy. The RPGs recognise that Fingal contains both a large metropolitan area and a strong rural hinterland and that new public transport corridors will provide new opportunities to strengthen the integration between high quality, high capacity public transport and housing growth.

The NSS was implemented in the Dublin and Mid-East Regions through the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. These Guidelines continue to be the key regional policy influence on the preparation of the Development Plan and other plans prepared by the Council, including Local Area Plans, Masterplans and Urban Framework Plans. The Regional Planning Guidelines Settlement Hierarchy for the GDA designates Rush as a **Moderate Sustainable Growth Town**, within the Hinterland Area.

Within the hinterland area, Moderate Sustainable Growth Towns are seen as being within 10km from a large town on public transport corridor and serving the rural hinterland as a market town.

It is noted that in the Hinterland Area, the towns of Lusk, Rush and Skerries rely on the provision of quality local services and also serve as commercial nodes for their immediate rural environs as their location is more remote from higher order centres.

Framework for Town Centre Renewal (April 2017)
This framework document was prepared by the Retail Consultation Forum in response to the impact that the recession had on the retail and wholesale sector. This document seeks to develop a coherent and collaborative approach to implementing town centre renewal. The Framework identifies the key attributes of a successful town centre and it also sets out an Action Plan and the existing supports needed for Town Centre Renewal. The Action Plan provides a structure for collaborative partnerships among stakeholders to achieve successful town centre renewal, and involves three key steps:

- Step 1 – Stakeholder Engagement and Health Check
- Step 2 – Establish a Town Centre Management Partnership or "Town Team"
- Step 3 – Prepare and Implement a Town Centre Plan

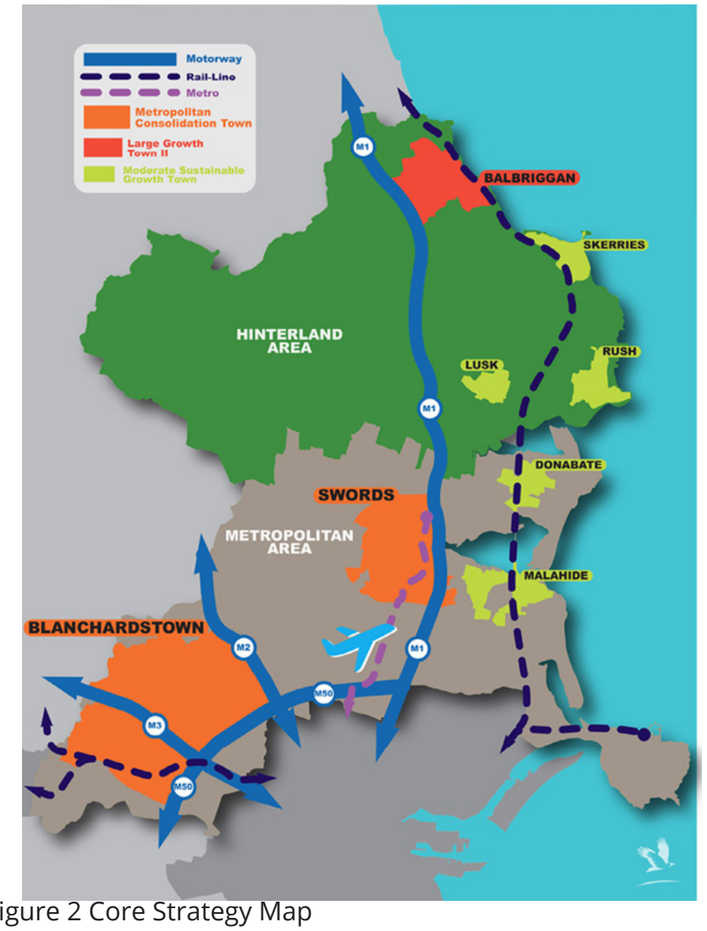


Figure 2 Core Strategy Map

Heritage Council's Policy Proposals for Ireland's Towns (Nov 2015)
This document aims to "...to spell out the instrumental benefits of heritage-led urban renewal for Irish society and economic recovery." Roughly one third of Irish people live in towns, with another third in the five big cities. Irish towns have many qualities, some of them overlooked, and they are experiencing rapid change. Many of our main streets are losing their historic urban character, their cultural and social value and their economic vitality through both under-use and over-development.

The Heritage Council's proposals in this document attempt to redress this lack of attention and appreciation, to give focus to Irish towns individually and collectively in national policy debate. There is an opportunity for people to become involved in managing and maintaining the public value of their towns through enhanced support for community and voluntary organizations involved in heritage. The Heritage Council has been carrying this out, albeit on a diminished basis in recent years, through its grant-giving functions, and its support for the Irish Walled Towns Network, Community-led Village Design Statement processes and the Historic Towns Initiative. It is urgent to build on these initiatives to ensure that the heritage resource which our towns embody becomes a driver of economic growth and that our urban places remain or become pleasurable places to live in for the benefit of future generations.

Fingal Development Plan 2017-2023
It is a strategic policy objective of the Development Plan to consolidate development and protect the unique identity of the settlement of Rush. The Development Plan notes that there is significant capacity for remaining residential development in the Rush area, with approximately 1,994 unit capacity remaining (58ha) (Table 2.8, pg 38, Fingal Development Plan 2017-2023).

Settlement Strategy for Rush
The Fingal Settlement Strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the Hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns. To achieve this objective sufficient lands have been zoned to accommodate anticipated population growth through a mix of varied house types and sizes in areas with good public transport links. This approach has been balanced by the countervailing need to avoid an oversupply that would lead to fragmented development, uneconomic infrastructure provision and urban sprawl.

At its core, the Development Plan envisages that the future development and growth of Fingal will take place in accordance with an overarching hierarchy of settlement centres. Each identified settlement centre will accommodate an agreed quantum of future development appropriate to its respective position in the hierarchy.

Hinterland Area:
The Hinterland comprises the northern part of the County, and the majority of Fingal's rural areas and includes Rush. The main towns in the Hinterland Area are Lusk, Rush and Skerries. The Development Plan notes that each of these towns has seen substantial population growth, with rail connectivity to Dublin City an important factor in the scale of their development. Importantly, these towns have not experienced levels of sustainable employment development that would be desirable following such population expansions.

In relation to the economic strategy, the Development Plan notes that the economic base of Rush will be strengthened and diversified, and as a Moderate Growth Town in proximity to a rail network, Rush will continue to grow and function as commuter locations. The economic development of Rush will develop in an appropriately scaled manner so as to be self-sufficient.

Objective ED87 of the Development Plan seeks to:
'*Ensure that settlements and locations within the Hinterland Area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other lower tier settlements perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.*'

It will be important that Rush develops in a self-sufficient manner in order to prevent becoming a dormitory town. A full range of services should be available to meet local needs and that of the surrounding rural areas in order to encourage smarter travel patterns and to provide for further growth.

Objective SS20 of the Development Plan seeks to:
'*Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.*'

Chapter 3, Placemaking, in the Development Plan identifies Rush as a 'Town and District Centre' and describes these areas as offering 'a range of services, facilities and retail for their immediate hinterland.'

Development Strategy for Rush
Chapter 4, Urban Fingal, outlines the Development Strategy for Rush. This seeks to:

Expand the town centre as a commercial, retail, employment and services centre serving the expanding community in line with the town's designation as a Moderate Sustainable Growth Town. The strategy includes opportunities for local rural business and general industry employment. In this regard, lands are zoned for the development of market gardening/rural business and more general employment/business development to the west of the town where accessibility will be at an optimum. Proposed new road systems together with existing roads form part of the strategy for the sustainable development of the town. The strategy supports the preservation of its distinct character, retention of its market gardening tradition, the protection and enhancement of amenities and promotion of the town as a local tourist destination. Retail provision in Rush should be self-sustaining in line with the role of Rush as a Moderate Sustainable Growth Town in the RPGs. To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. The consolidation of Rush and the distinct physical separation of Rush and Lusk as separate towns is a fundamental principle of the development strategy.

The following Objectives for Rush are also included within the Development Plan:

RUSH DEVELOPMENT PLAN OBJECTIVES

Objective RUSH 1
Facilitate the development of Rush as a vibrant town and retain its market gardening tradition.

Objective RUSH 2
Encourage the promotion of sustainable tourism in Rush, facilitate the development of local tourist amenity facilities and specifically the development of hotel facilities in Rush.

Objective RUSH 3
Prepare an Urban Framework Plan to guide and inform future development to include promoting permeability and accessibility within the town centre; provide design guidance for addressing potential infill development sites; and provide measures to assist with the regeneration of the Harbour.
(own emphasis)

Objective RUSH 4
Investigate the feasibility of a public car parking facility in the Town.

Objective RUSH 5
Preserve and improve the coastal amenities of Rush including the creation of a coastal walkway from Rogerstown Estuary to Rush Harbour to Balleally as part of the Fingal Coastal Way subject to Screening for Appropriate Assessment.

Objective RUSH 6
Promote and facilitate the development of enterprise and business uses to encourage local employment opportunities.

Objective RUSH 7
Develop an active Recreational Hub on open space lands north of St. Catherine's to serve Rush and the surrounding area.

Objective RUSH 8
Develop Rush Heritage Trail in conjunction with local community groups.

Objective RUSH 9
Promote and facilitate the operation of a local shuttle bus service to the railway station and high quality bus transport links between Rush and Dublin City Centre.

Objective RUSH 10
Prepare and implement the Management Plan for the Outer Rogerstown Estuary Plan and subject the Plan to Screening for Appropriate Assessment prior to its adoption.

Objective RUSH 11
Promote and facilitate the development of a linear park along the Brook Stream, east of the Skerries Road, to the North Beach.

Objective RUSH 12
Provide a walkway and open space along the Brook Stream, west of the Skerries Road.

Objective RUSH 13
Provide for and facilitate extension of the existing cemetery at Whitestown including the development of a cemetery car-park and associated footpath linking to the graveyard.

Objective RUSH 14
Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline (Objective ED82, Chapter 6: Economic Development refers).

Objective RUSH 15
Undertake a study, within one year of the making of this Development Plan, of lands in Rush located at North Beach, and implement its recommendations to ensure that planning policy in Rush takes into consideration the dynamic nature of coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of the town and its environs.

Objective RUSH 16
Undertake a Habitat Characterisation study, within one year of the making of this Development Plan, of lands in Rush located south of South Shore Road from Rogerstown Pier to the shoreline immediately south of Old Barrack Road, and implement its recommendations to ensure that planning policy in Rush fulfils the Council's legal obligation to protect European Sites and takes into consideration the dynamic nature of coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of the town and its environs.

Objective RUSH 17
Promote an enhanced Lusk/Rush rail station and improved rail services.

Objective RUSH 18
Liaise with Irish Water to facilitate the connection of housing currently on bio cycles on the North Beach Rush after completion of the planned Rush sewerage pipe network.

Objective RUSH 19
Encourage and facilitate the provision of a swimming pool in Rush.

Objective RUSH 20
Prepare a landscape plan to restore, enhance and maximise the amenity potential of Rogerstown Park.

Objective RUSH 21
Encourage the restoration of the former windmill (Millbank) as a tourist amenity.

Objective RUSH 22
Prepare and/or implement the following Local Area Plan and Masterplans during the lifetime of this Plan:
- *Kenure Local Area Plan (see Map Sheet 6B, LAP 6.A)*
- *Kenure South Masterplan (see Map Sheet 6B, MP 6.D)*

• *Whitestown Masterplan (see Map Sheet 6B, MP 6.E)*

LAND USE ZONING

The lands included within the Study area are largely zoned Objective 'TC' (town and district centre), which seeks to: '*Protect and enhance the special physical and social character of town and district centres and provide and / or improve urban facilities.*'

A limited amount lands within the boundary are zoned 'RS' – Residential, 'CI' – 'Community Infrastructure', 'OS' – 'Open Space' and 'HA' – 'High Amenity'.

Land Use Zoning Objectives within Rush UFP

ZONING OBJECTIVE	DESCRIPTION
OBJECTIVE 'TC'	***'Town and District Centre'*** *Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.*
OBJECTIVE 'RS'	***'Residential'*** *Provide for residential development and protect and improve residential amenity.*
OBJECTIVE 'CI'	***'Community Infrastructure'*** *Provide for and protect civic, religious, community, education, health care and social infrastructure.*
OBJECTIVE 'OS'	***'Open Space'*** *Preserve and provide for open space and recreational amenities.*
OBJECTIVE 'HA'	***'High Amenity'*** *Protect and enhance high amenity areas.*

There are also a number of Protected Structures included within the Study Area, including the following:

Table 3 – Protected Structures within the Study Area

Protected Structure Ref No	LOCATION AND DESCRIPTION
No. 266	**The Thatch - 16 Main St, Rush** Late 18th or early 19th Century five-bay two-storey thatched dwelling
No. 267	**14 Main Street, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 268	**Shamrock Cottage, Sandy Road, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 269	**Tigin, Sandy Road, Rush** Late 18th or early 19th Century two-bay single storey thatched dwelling
No. 270	**Thatched Cottage, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched shop adjacent to 'Tigin' and 'Shamrock Cottage'.
No. 271	**Thatched Cottage, Chapel Green, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched dwelling opposite Presbytery and former St Maur's Church at Chapel Green.
No. 272	**Rush Library (Former St Maur's Church), Chapel Green** Renovated 19th Century former Roman Catholic church, now community centre and library.
No. 273	**Former Gate Lodge & Entrance of Kenure Park, Upper Main St, Rush Demesne** 19th Century former gate lodge, now Scouts Den (including entrance gates, piers, railings and wall sweeps)
No. 276	**Windmill (in ruins), Chapel Green** Remains of three storey, cylindrical-shaped tower of stone windmill located on mound within public open space, potentially late medieval in date.
No. 277	**Millbank, Chapel Green** Late 18th or early 19th Century L-shaped single storey thatched building.
No. 892	**Rush Harbour** Mid 19th Century L-shaped limestone pier (may contain elements of earlier pier)
No. 894	**St Peters, 24 Lower Main Street** Three-storey three-bay 19th Century former cottage hospital building (Exterior Only)

Windmill at Chapel Green

There is an indicative pedestrian / cycle route running along Main Street to South Shore and part of the Greater Dublin Area Cycle Network also traverses through the Main Street area of Rush.

Economic Development in Rush

Chapter 6 of the Development Plan (Economic Development) notes that:

'As part of any future review of the Retail Planning Guidelines for the GDA, the Council will seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs.'(Objective ED37)

Fingal's Retail Hierarchy – Level 4 'RUSH'

Fingal's Retail Hierarchy currently includes Rush within 'Level 4: Small Towns and Village Centres; and Local Centres'. Other Level 4 Centres within the County include: Donabate, Lusk, Rush, Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, Howth, Portmarnock, Baldoyle, Ongar, Sutton, Balrothery.

Level 4 Centres should generally provide for one supermarket ranging in size from 1,000-2,500 sq m with a limited range of supporting shops (low order comparison), supporting services, community facilities or health clinics grouped together to create a focus for the local population. This level of centre should meet the everyday needs of the local population and surrounding catchment.

The Council's policy in relation to Level 4 Centres is to enhance their retailing functions in balance with the role they play in meeting the needs of the local population and smaller catchment population. This policy is supported with the inclusion of the following Development Plan objectives:

Objective ED45

Ensure the development of Level 4 Centres as sustainable, vibrant and prosperous Small Towns, Village Centres and Local Centres performing at a level within the Fingal Retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations.

Objective ED46

Where a gap in the retail provision of a Level 4 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function in Level 4 Centres and ensure their sustainable development by enhancing the existing Centre for each and directing new retail opportunities into the Centres.

Objective ED47

Ensure that the Level 4 Small Towns, Village Centres and Local Centres have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.

Fingal Local Economic Community Plan 2016-2021

Fingal Local Economic and Community Plan 2016-2021 (LECP) is the first integrated economic and community development plan for the County. The plan is built upon the understanding that economic, local and community development are mutually supportive in building sustainable communities with strong local economies. The Fingal LECP identifies the actions needed to promote and support the economic development and the local and community development of the County. The LECP is not an operational plan, but seeks to achieve its objectives by working in partnership with all of the key economic and community development stakeholders that serve the county, including Fingal County Council. The Fingal LECP is as action-focused as possible, recognising that delivery will be through the programmes of other stakeholders as well as by all of the structures of the County Council.

OTHER RELEVANT POLICIES AND OBJECTIVES

Heritage Trails

Fingal County Council trail projects include the Swords and Rush Heritage Trails and Objective ED71 supports walking groups and local communities to develop walking trails in towns and villages both for the enjoyment of local people and as an attractor for visitors to the area, promoting local economic development.

Given the number of archaeological and historical sites in the vicinity of Rush Main Street, there is an opportunity to develop an integrated heritage trail, with smaller heritage loops linking to the Kenure Demesne and the church and castle remains in St Catherine's. This could be combined with the geological and natural assets of the area to attract specialised and educational groups. The visitor experience to the region would be enhanced by information panels and digital tours to highlight the rich and varied heritage of the area.

It is an objective of the Fingal Development Plan (Objective RUSH 8) to develop Rush Heritage Trail in conjunction with local community groups.

It is also an objective within the Draft Conservation and Management Plan for Drumanagh Promontory Fort to develop and implement an integrated heritage amenity incorporating looped heritage trails and the Fingal Coastal Way.

Draft Conservation and Management Plan for Drumanagh Promontory Fort (Feb 2018)

Drumanagh is a nationally important archaeological site and is of international significance in terms of Ireland's relationship with the Roman world. The site is also a National Monument subject to statutory protection under the National Monuments Act, 1930 (as amended). The Draft Plan proposes policies and objectives for its protection and management.

Transportation

Table 7.1 of the Development Plan – Road Schemes – includes the following road proposals:

- Rush Relief Road
- R128 Rush Lusk Upgrade

Strategic Environmental Assessment and Appropriate Assessment

The UFP is a non-statutory plan. Its primary aim is to revitalize the Main Street of Rush town centre, in line with the land-use zoning of 'TC', in the Fingal Development Plan 2017–2023. The UFP is intended to be used for consultation with the intention of securing funding for community projects. The UFP will also provide guidance for development opportunities for a number of individual sites. The UFP states that all aspects of detail in the framework will be subject to future planning applications and will be required to comply with Development Plan standards, current national planning guidelines and the other detailed guidance that may be developed by Fingal County Council.

In accordance with European and National legislation, the

Council carried out a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023. The preparation of the UFP is an objective contained within the Fingal Development Plan 2017-2023.

The Planning Authority is satisfied that the UFP will ensure that the lands will be developed in a sustainable and environmentally sound manner and is satisfied that the development will not have a strategic environmental effect on the area. In view of the foregoing, it is considered that a Strategic Environmental Assessment is not required in respect of this UFP. A copy of the SEA Screening is attached as Appendix D.

The Appropriate Assessment Screening has been prepared in accordance with the European Commission Environment DG document 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, referred to as the "EC Article 6 Guidance Document (EC2000)". On the basis of the findings of this Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the proposed development will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required. A copy of the AA Screening is attached as Appendix E.

Copies of the all of the above reports are attached at Appendix D and E respectively.

Consultation process
The SEA and AA screening documents were circulated to the prescribed bodies for the prescribed 4 week consultation period from the 9th February 2018 to 12th March 2018.

An SEA Screening Determination Report is included within Appendix D.

A Appendix

APPENDIX B

TOWN CENTRE HEALTH CHECK ‘COMMERCIAL’ SURVEY

No.	Date	Location

An Chomhairle Oidhreachta The Heritage Council

RGDATA LOCAL SHOPS - LOCAL COMMUNITIES

Revitalising Ireland's Towns 2017

Rush Town Centre Health Check – Retailers Survey

Q1. When you think of Rush Main Street, what are your first thoughts? – Please list 3 MAIN WORDS that come to mind.

_____

_____

Q2. How long have you been trading from this address? .....Years .....Months

Q3. Does your business own or rent this space? Own...☐ Rent...☐

Q4. Are you satisfied with your current premises? Yes.....☐ No.....☐

If **No**, why? _____

Q5. **Please rate the following aspects of Rush Main Street where:**

5= very good, 4= good, 3=neither good nor poor, 2=poor, 1= very poor

	VG 5	G 4	N 3	P 2	VP 1	Don't Know
1. Traffic Flow in the Main Street						
2. Parking in the Main Street						
3. Pavement Quality						
4. Pavement Cleanliness						
5. General ease of getting around Rush Main Street						
6. General attractiveness of the Main Street						
7. Parks and green space on the Main Street						
8. Attractions in the Main Street area other than shopping						
9. Seating and areas to congregate						
10. Variety/Range of Shops on the Main Street						
11. Quality of Shops on the Main Street						
12. Variety of goods available in shops on the Main Street						
13. Value for money of shops on the Main Street						
14. Standard of service in shops on the Main Street						
15. Café/restaurant choice on the Main Street						
16. Café/ restaurant quality on the Main Street						
17. Feeling of safety and security at night on the Main Street						
18. Feeling of safety and security during the day on the Main Street						
19. Range of Events in Rush						
20. General feeling of Vibrancy on Rush Main Street						

Q6. What do you think is the main thing that attracts customers to Rush? (ONE Answer only)

_____

_____

Q7. What is your principle competition town (Please rank the following 1-5, with 1 being the highest competition ranking and 5 being the lowest competition ranking)

Swords ☐
Skerries ☐
Lusk ☐
Balbriggan ☐
Other ☐ *(Please State)* _____

Q8. Has your business traded better, worse or about the same in the...

	Improved	*No Change*	*Dis-improved*
...Last 12 Months	☐	☐	☐
...Last 2 Years	☐	☐	☐

Q9. What is your approximate customer flow within this outlet?

Weekly..... ***Daily.....***

Q10. Are most of your customers: (please tick)

Frequent ☐
Occasional ☐
Passers By ☐
Tourists ☐
All of the Above ☐

Q11a. What are your expectations for trading over the next two years>

Improving ☐ *No Change* ☐ *Worse* ☐

Q11b. If you expect the trading conditions to change, what is the main reason for this change? (ONE Answer only)

_____

_____

_____

_____

Q12. What investment plans have you put into action in the past 5 years?

_____

_____

_____

_____

Q13. What investment plan, if any, do you envisage in the future? (Shop front works, improved access, refurbishment, etc)

Q14a. Do you intend to continue trading on Rush Main Street as your first choice in the future?

Yes ☐ ***No*** ☐

Q14b. If not, what are the main reasons for your decision?

Q15. What improvements would you make to Rush Main Street?

Q16. What do you think is the <u>main</u> strength of Rush Main Street? (Please list the Main strength only)

Q17. What kind of events would you like to see in Rush (which would entice people to spend time on the Main Street)

Q18. Would you be willing to participate in organising events to attract people to Rush?

Yes ☐ ***No*** ☐

Q19. Does your business have a website?

Yes ☐ ***No*** ☐

Q20. Do you sell online?

Yes ☐ ***No*** ☐

Q21. Do you have a Facebook page for your business?

Yes ☐ ***No*** ☐

Q22. Do you have an Instagram account for your business?

Yes ☐ ***No*** ☐

Q23. How long do you spend on updating your social media accounts per day?

Q24. What percentage of your business is:

Online _____ *Offline* _____

Q25. How many staff do you employ (including owner) at this outlet?

Full-time staff _____ *Part-time staff* _____

Q26a. Do you have floor space on the upper floors?

Yes ☐ ***No*** ☐ ***If Yes, is it:***

Vacant ☐ ***Occupied*** ☐

If occupied, what is the upper floor used for? _____

Q26b. If vacant, what incentive would encourage you to rent out your upper floors?

Q27. Would you be willing to contribute to a cooperative marketing strategy for Rush Main Street?

Yes ☐ ***No*** ☐

Q28. Any other comments?

Thank you for your time!

DETAILS	
Name of Business	
Name of Respondent	
Age Profile of Respondent	***18-24*** ☐ ***25-34*** ☐ ***35-49*** ☐ ***50-66*** ☐ ***67+*** ☐
Address of Business	
Email Address of Business	
Mobile Phone Number	
Landline Number	

B Appendix

APPENDIX C

TOWN CENTRE HEALTH CHECK
‘SHOPPER’ SURVEY

No.	Date	Location

An Chomhairle Oidhreachta The Heritage Council

RGDATA LOCAL SHOPS - LOCAL COMMUNITIES

Revitalising Ireland's Towns 2017

Rush Town Centre Health Check – Shoppers Survey

Q1. When you think of Rush Main Street, what are your first thoughts? – Please list 3 MAIN WORDS that come to mind.

_____

_____

Q2. Do you shop on Rush Main Street?

YES ☐ *NO* ☐

IF YES....

Q3. What is the main reason why you shop on Rush Main Street from time to time? (Please tick one only)

Habit/always shop here	☐	*Prices cheaper/good value*	☐
Selection of shops/range of shops	☐	*Nice environment/atmosphere*	☐
Quality of shops/good/nice shops	☐	*Availability of sales/ discounts*	☐
Easy to get to/handy	☐	*Interesting events taking place*	☐
Good car parking/easy to park	☐	*Other*	
Variety of goods available	☐		

_____

Q4. Which businesses/shops do you visit regularly?

_____

_____

_____

_____

Q5. How often do you go shopping in the following towns/cities and online? (Please tick one only in each case)

	Balbriggan	*Skerries*	*Swords*	*Dublin City*	*Other*	*Online*
Every Day						
2/3 times a week						
Once a week						
2/3 times a month						
Once a month						
Less Often						
Never						
Don't Know						

_____

_____

_____

Q6 What key improvement, if any, do you think Rush Main Street could benefit from? Please list main one only

_____

_____

_____

Q7. What facilities / amenities would encourage you to visit and spend time on Rush Main Street?

_____

_____

_____

_____

_____

_____

Q8. **Please rate the following aspects of Rush Main Street where:**

5= very good, 4= good, 3=neither good nor poor, 2=poor, 1= very poor

	VG 5	G 4	N 3	P 2	VP 1	Don't Know
21. Traffic Flow on the Main Street						
22. Parking on the Main Street						
23. Pavement Quality						
24. Pavement Cleanliness						
25. General ease of getting around Rush Main Street						
26. General attractiveness of the Main Street						
27. Parks and green space on the Main Street						
28. Attractions on the Main Street other than shopping						
29. Seating and areas to congregate						
30. Variety/Range of Shops on the Main Street						
31. Quality of Shops on the Main Street						
32. Variety of goods available in shops on the Main Street						
33. Value for money of shops on the Main Street						
34. Standard of service in shops on the Main Street						
35. Café/restaurant choice on the Main Street						
36. Café/ restaurant quality on the Main Street						
37. Feeling of safety and security at night on the Main Street						
38. Feeling of safety and security during the day on the Main Street						
39. Range of Events in Rush						
40. General feeling of Vibrancy on the Main Street						

Q9. What form of transport did you use to get here today? (Please tick one only)

Walk ☐ *Bike* ☐

Car ☐ *Taxi* ☐

Bus ☐ *Other* _____ ☐

Motor bike ☐ *No travel required* ☐

Q10. How far do you live from Rush Main Street?

(1)Less than 1km ☐ *(3) 4-6km* ☐ *(5) 16-30km* ☐

(2) 1-3km ☐ *(4) 7-15km* ☐ *(6) 31+km* ☐

Demographic Questions

Q11. Your age?

(1) 18-25 ☐ *(4) 50-66* ☐

(2) 26-34 ☐ *(5) 67+* ☐

(3) 35-49 ☐

***Q12.* I identify my gender as...** *Male* ☐ *Female* ☐

Thank you for your time!

C Appendix

APPENDIX D

SEA SCREENING

STRATEGIC
ENVIRONMENTAL
ASSESSMENT
SCREENING STATEMENT

RUSH URBAN FRAMEWORK PLAN

STRATEGIC ENVIRONMENTAL ASSESSMENT Screening Determination Report

1.0 Background & Introduction

Fingal County Council has prepared an Urban Framework Plan for Main Street in Rush, Co. Dublin.

This proposed Urban Framework Plan is without prejudice to the assessment of any planning application and the full range of issues which are required to be examined and decided upon during the course of any planning application.

This report constitutes the SEA Screening Determination Report of the proposed Draft Rush Urban Framework Plan and follows on from the preparation of a SEA Screening Report (February 2018) which was prepared in order to assist the Environmental Authorities, in the preparation of submissions/observations, on whether or not the proposed Urban Framework Plan would be likely to have significant effects on the environment.

2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

Initial determination and recommendation under S.I. No. 435/2004 - European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004

During this part of the SEA process it was noted that the proposed UFP will be implemented in accordance with the principles of sustainable development and with the commitment to the enhancement and protection of the natural and man-made environment, as set out in the Fingal Development Plan 2017-2023, which was subject to a full SEA and AA.

On the basis of the assessment undertaken and consideration of the criteria as set out in the SEA Regulations, it was considered that the proposed Urban Framework Plan is unlikely to give rise to significant environmental effects, once the environmental policies and objectives within the Fingal Development Plan 2017-2023 are adhered to and implemented; and therefore does not require an SEA.

2.1 Consultation with the Environmental Authorities

SEA Screening Consultation

Under the requirements of Article 9(5) of the SEA Regulations 2004 (as amended), the SEA Screening report was forwarded to the following Environmental Authorities on bodies on the 9th February 2018, as part of the SEA Screening process.

- Environmental Protection Agency (EPA)
- Department of Housing, Planning and Local Government (DHPLG)
- Department of Culture, Heritage and the Gaeltacht
- Department of Communications, Climate Change and Environment (DCCE)
- Department of Agriculture, Food and the Marine (DAFM)
- Adjoining Planning Authorities (Dublin City Council, South Dublin County Council, Kildare County Council and Meath County Council)
- Irish Water.

The above bodies were invited to make a submissions or observations, in relation to whether or not the Rush Urban Framework Plan would be likely to have significant effects on the environment.

Of the 10 bodies consulted, three submissions were received:

- Meath County Council
- EPA
- Irish Water

Meath County Council (submission dated 23rd February 2018) noted 'no comment' on the SEA Screening of the proposed Rush UFP.

Environmental Protection Agency (EPA) (submission dated 8th March 2018 – details below).

Irish Water (submission dated 12th March 2018 – details below).

EPA Comments

SEA Screening Determination

Fingal County Council position is noted.

EPA note that in making the SEA screening determination, the following aspects should be considered:

- The Plan caters for a large population (current population of c. 9,900 persons, based on Census 2016)
- Will accommodate future growth and development / re-development of the Plan area
- Is situated adjacent to important environmental sensitivities (Rogerstown Estuary (SPA/SAC/pNHA, Rockabill to Dalkey Island SAC)
- Existing issues relating to critical service infrastructure (wastewater)
- Instances of recurring flooding (see **www.floodmaps.ie)** and the fact that Rush is identified as 'an area for further assessment' (AFA) in the UoM08 Flood Risk Management Plan in the Eastern CFRAMS (OPW).

Comments on the Plan

The development of these lands should include a commitment to remain consistent with:

- National Planning Framework (DHPLG 2018)
- Eastern and Midlands Regional Spatial and Economic Strategy (Eastern and Midlands Regional Assembly, currently undergoing SEA)
- Draft River Basin Management Plan for Ireland (DHPLG, 2018)

Wastewater Infrastructure

The Urban Wastewater Treatment in 2016 Report (EPA, 2017) reports that Rush is one of the urban areas where improvements are required to resolve environmental priorities and that Rush is one of the areas currently discharging untreated waste water expected to be connected to a treatment plant by the end of 2017. The Plan should include a commitment to collaborate with Irish Water in seeking to resolve any critical water infrastructure issues and to ensuring the provision of adequate and appropriate critical water infrastructure to cater for future sustainable development in the Plan area.

Bathing Water Quality

Bathing water quality in the area has improved from poor in 2015 to sufficient in 2016, however further management of risk from wastewater is required to improve bathing water quality status.

The protection of and possible enhancement of Undesignated Biodiversity

Wider consideration of biodiversity outside of designated areas,

such as ecological corridors/linkages, hedgerows and wetlands should be identified and measures put in place to ensure protection/ replacement where appropriate. Where wetland sites are involved, consideration should be given to assessing the potential impact on water quality and the hydrological/ hydrogeological regime which maintains these sites.

Flood Risk Assessment and Management
The Plan should reflect the need for flood risk to be taken into consideration in the development of the Plan area. The relevant Flood Risk Management Plan from the Eastern CFRAMS should help inform appropriate zoning/development considerations. The Planning System and Flood Risk Management Guidelines for Planning Authorities (DAHLG 2009), should also be integrated, as appropriate.

Brownfield Lands
Where any brownfield lands are proposed for reuse / regeneration, these should be appropriately remediated to avoid or minimise any potential significant environmental impacts or human health impacts that may arise. A commitment should be given that any assessment of these sites should consider and provide information on aspects such as contaminated soil removal / remediation, noise and air quality, waste management, possible service infrastructure provision issues, possible presence of invasive species and ensuring appropriate management / control, implications for biodiversity etc.

Development arising from the Plan
The Plan should include a specific commitment that development within the Plan area will take account of the requirements of the SEA, EIA, Habitats, WFD and Floods Directives, where relevant and appropriate

EPA State of the Environment Report 2016
The EPA has recently published our latest 'State of the Environment Report' - Ireland's Environment 2016 – An Assessment (EPA, 2016). The recommendations, key issues and challenges described within this report should be considered, as relevant and appropriate to the Plan area.

SEA WebGIS Search and Reporting Tool
The EPA WebGIS Search and Reporting application allows users to explore, interrogate and produce an indicative report on key aspects of the environment in specific geographic areas. These reports are indicative and will provide an overview of key aspects of the environment within a specific plan area. This may be used to inform the SEA screening and scoping stages for Plans and Programmes.

Environmental Authorities
Under the SEA Regulations, notice should also be given to the Environmental Authorities.

The comments by the EPA are acknowledged and noted. In particular, taking on board the EPA's comments the Council:

- Note, acknowledge and have considered the large population of Rush, the likely future growth and development / re-development of the area, the location of the study area adjacent to important environmental sensitivities (Rogerstown Estuary (SPA/SAC/pNHA, Rockabill to Dalkey Island SAC); acknowledge existing issues relating to critical service infrastructure (wastewater) and instances of recurring flooding and the fact that Rush is identified as 'an area for further assessment' (AFA) in the UoM08 Flood Risk Management Plan in the Eastern CFRAMS (OPW).

- Note, acknowledge and have considered the National Planning Framework, the issues papers for the Eastern and Midlands Regional Spatial and Economic Strategy and the Draft National River Basin Management Plan for Ireland in making the proposed Urban Framework Plan.

- Note, acknowledge and have considered the Urban Wastewater Treatment in 2016 Report (EPA, 2017), which reports that Rush is one of the urban areas where improvements are required to resolve environmental priorities. It is also acknowledged that Rush is one of the areas currently discharging untreated waste water, which is expected to be connected to a treatment plant by the end of 2017. Fingal County Council will continue to collaborate with Irish Water in seeking to resolve any critical water infrastructure issues and to ensuring the provision of adequate and appropriate critical water infrastructure to cater for future sustainable development in the Plan area.

- Note that bathing water quality in the area has improved since 2015 and acknowledge that further management of risk from wastewater is required to improve bathing water quality status.

- Note, acknowledge and have considered the protection of designated sites and protected species and associated ecological corridors within and adjacent to the Plan area, including Rogerstown Estuary SAC/SPA/pNHA and Rockabill to Dalkey Island SAC and the protection and possible enhancement of undesignated biodiversity outside of designated areas. Any development arising from this UFP will be required to conform to National and European regulations and legislation for the prevention of environmental effects which would adversely impact on designated sites and all developments will be required to adhere to all environmental protection policies and objectives contained within the development plan. This will ensure that no development is permitted that will significantly adversely impact on the sensitive designated sites.

- Note, acknowledge and have considered flood risk and consulted the relevant Flood Risk Management Plan from the Eastern CFRAMS.

- Note and acknowledge that any brownfield lands proposed for reuse/regeneration should be appropriately remediated to avoid or minimise any potential significant environmental impacts or human health impacts that may arise. Any proposals for redevelopment will be subject to the development management process and will require compliance with Development Plan policies and objectives in this regard.

- Note and acknowledge that development within the Plan area will take account of the requirements of the SEA, EIA, Habitats, WFD and Floods Directives, where relevant and appropriate, in accordance with policies and objectives contained within the Fingal Development Plan 2017-2023.
- Note and acknowledge the EPA State of the Environment Report 2016.

- Note and acknowledge the SEA WebGIS Search and Reporting Tool.

- Note and will comply with the requirement to send notice of environmental authorities.

As noted above, any development arising from this proposed Urban Framework Plan will be required to conform to National and European Regulations and legislation for the prevention of environmental effects which would adversely impact on designated sites and all developments will be required to adhere to all environmental protection policies and objectives contained within the development plan and the local area plan. This will ensure that no development is permitted that will significantly adversely impact on the sensitive designated sites in the vicinity of the study area.

Irish Water Comments

The Irish Water submission notes that the settlement of Rush is adequately served by water and wastewater services with the recent completion of the Rush Drainage Scheme. The Draft UFP is unlikely to have any significant impact on water services in the town. Irish Water notes that any proposed development may be in proximity to Irish Water assets, including water mains and sewer pipes at a number of locations along Rush Main Street. It is requested that a site investigation be carried out prior to any development to locate underground infrastructure. Further, any proposals by the applicant to divert existing water services (watermains, service connections, rising mains, foul and surface water sewers, culvers, etc) shall be submitted to Irish Water for agreement and any temporary connection throughout the construction phase will be subject to a connection agreement with Irish Water.

The comments by Irish Water are acknowledged and noted. In particular, taking on board Irish Water's comments the Council:

- Note and acknowledge the requirement for site investigation works prior to any development to locate underground infrastructure or to divert existing water services. The Planning Authority is satisfied that requirements on infrastructure planning are set out by way of the policies and objectives contained within the Fingal Development Plan 2017-2023 and development management process.

Final Determination Subsequent to Consultation with the Environmental Authorities

Having had regard to the requirements of SI No. 435/2004 EC Environmental Assessment of Certain Plans and Programmes Regulations 2004 (as amended by SI No. 200/2001) and having consulted with the statutory Environmental Authorities and considered the submissions received, it is the final determination of this screening exercise that a full Strategic Environmental Assessment (SEA) is not required in respect of the Draft Rush Urban Framework Plan.

This decision has been taken having regard to the EU Strategic Environmental Assessment Directive (2001/42/EC) and the Strategic Environmental Assessment Guidelines for Regional Authorities and the Planning Authorities (November 2004) (DoEHLG).

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING STATEMENT

REPORT PURSUANT TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004.

1.0 INTRODUCTION:

As part of the preparation of the Rush Urban Framework Plan (UFP) the Planning Authority must consider whether the proposed UFP requires SEA. The Planning Authority has had regard to the requirements of the following in the preparation of the SEA Screening Assessment and in the preparation of the proposed UFP.

- S.I. No. 200 of 2011 (amending S.I. No. 435 of 2004)
- S.I. No. 201 of 2011 (amending S.I. No. 436 of 2004)
- DoECLG Circular PSSP6/2011 re 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).
- DoECLG Circular (Circular PL 9 of 2013) 'Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended'
- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011(S.I No.201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds.

This Urban Framework Plan is a non-statutory plan, which is being screened in accordance with the Schedule 1 of S.I. No. 435/2004 – European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004. This assessment is based on the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining whether the proposed Urban Framework Plan would be likely to have significant effects on the environment.

2.0 SITE LOCATION

Rush is located circa 30km north of Dublin City Centre and is identified as a Moderate Sustainable Growth Town in the Regional Planning Guidelines 2010-2022. Rush is a linear town focused on its long Main Street with a significant tradition of market gardening in and around the town. In recent times, the trend is towards the relocation of these horticultural operations to the rural area, west of the town and the development of new residential communities closer to the town centre.

Currently Rush has a population of c. 9,900 persons (census 2016). Its seaside location with two sandy beaches, two harbours, its proximity to Drumanagh Promontory Fort and coastal walk affords significant tourism potential. The town is located adjacent to Rogerstown Estuary which is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) as part of the Natura 2000 / European Sites network.

The agreed Study Area for the UFP includes the lands zoned Objective 'TC' within the Fingal Development Plan 2017-2023 and incorporates the general town centre area, which stretches from the Millbank Theatre and Tesco site down Main Street to the Harbour. The lands are urban in nature and include a mixture of residential and commercial buildings. Heights are generally two storey with some single storey and three storey units.

Archaeology/Architectural Heritage

There are no recorded archaeological monuments in the Record of Monuments and Places located within the study lands. There are no Architectural Conservation Areas designated within the UFP boundary.

Protected Structures

The following Protected Structures are located within the Framework lands:

Table 1: Protected Structures located within UFP Lands

Protected Structure Ref No	Location and Description
No. 266	**The Thatch - 16 Main St, Rush** Late 18th or early 19th Century five-bay two-storey thatched dwelling
No. 267	**14 Main Street, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 268	**Shamrock Cottage, Sandy Road, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 269	**Tigin, Sandy Road, Rush** Late 18th or early 19th Century two-bay single storey thatched dwelling
No. 270	**Thatched Cottage, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched shop adjacent to 'Tigin' and 'Shamrock Cottage'.
No. 271	**Thatched Cottage, Chapel Green, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched dwelling opposite Presbytery and former St Maur's Church at Chapel Green.
No. 272	**Rush Library (Former St Maur's Church), Chapel Green** Renovated 19th Century former Roman Catholic church, now community centre and library.
No. 273	**Former Gate Lodge & Entrance of Kenure Park, Upper Main St, Rush Demesne** 19th Century former gate lodge, now Scouts Den (including entrance gates, piers, railings and wall sweeps)
No. 276	**Windmill (in ruins), Chapel Green** Remains of three storey, cylindrical-shaped tower of stone windmill located on mound within public open space, potentially late medieval in date.
No. 277	**Millbank, Chapel Green** Late 18th or early 19th Century L-shaped single storey thatched building.
No. 892	**Rush Harbour** Mid 19th Century L-shaped limestone pier (may contain elements of earlier pier)
No. 894	**St Peters, 24 Lower Main Street** Three-storey three-bay 19th Century former cottage hospital building (Exterior Only)

Designated Sites
There are no Natura 2000 sites within the Urban Framework Plan lands. However, Rogerstown Estuary, lies adjacent to the town of Rush, and is part of the Natura 2000 network. It is a designated Special Protection Area (SPA), Special Areas of Conservation (SAC) and proposed Natural Heritage Area (pNHA).

The Estuary is designated because of the thousands of birds that gather here in wintertime and because of the range of coastal habitats present in these sites that are of European importance such as mudflats, dunes etc. Fingal has an international responsibility to ensure that a favourable conservation status is maintained for the habitats and species of this site, which are rare and threatened throughout Europe. This site is part of our critical natural capital and its protection forms the basis of the nature conservation strategy and sustainable planning framework in Fingal.

Fingal Development Plan 2017-2023 - Objectives Relating to the Land
The Urban Framework Plan will function as a non-statutory plan and will highlight development opportunities to deliver a high quality environment, improved amenities and a better economic future.

The Urban Framework Plan has been developed in consultation with the local community and other relevant stakeholders and will be presented to the Elected Members of the Planning Authority for agreement.

The Fingal Development Plan also outlines 22 specific objectives for Rush. These range in type from seeking to support sustainable tourism, preserving and improving coastal amenities and facilitating the development of enterprise and business uses to investigating the feasibility of public car parking and promoting an enhanced rail service to Lusk and Rush Station. Of particular importance to the Urban Framework Plan is Objective RUSH 3 which states 'Prepare an Urban Framework Plan to guide and inform future development to include promoting permeability and accessibility within the town centre; provide design guidance for addressing potential infill development sites; and provide measures to assist with the regeneration of the Harbour'.

The agreed Study Area for the UFP incorporates the general town centre area stretching from the Millbank Theatre and Tesco site down Main Street to the Harbour. The majority of the lands included within the Study Area are zoned Objective 'TC' (Town Centre). There are some small areas of land included within the 'residential', 'open space', 'community infrastructure' and 'high amenity' zoning objectives.

LAND USE ZONING OBJECTIVES WITHIN RUSH UFP STUDY AREA

Table 2 – Land Use Zoning Objectives within Rush UFP

ZONING OBJECTIVE	DESCRIPTION
OBJECTIVE 'TC'	***'Town and District Centre'*** *Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.*
OBJECTIVE 'RS'	***'Residential'*** *Provide for residential development and protect and improve residential amenity.*
OBJECTIVE 'CI'	***'Community Infrastructure'*** *Provide for and protect civic, religious, community, education, health care and social infrastructure.*
OBJECTIVE 'OS'	***'Open Space'*** *Preserve and provide for open space and recreational amenities.*
OBJECTIVE 'HA'	***'High Amenity'*** *Protect and enhance high amenity areas.*

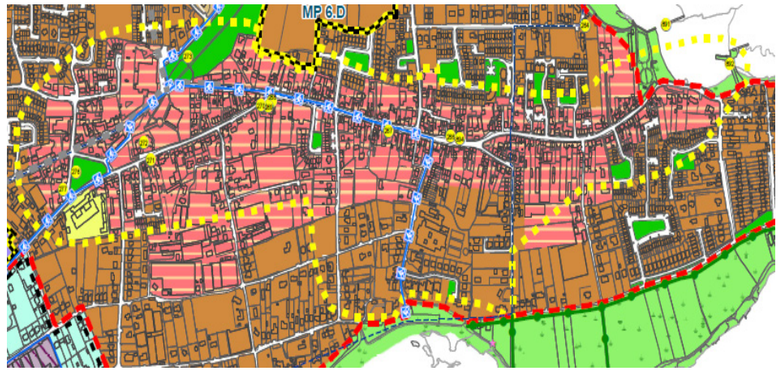


Figure 1 – Land Use Zoning Objectives within Rush UFP

Symbols
There is an indicative pedestrian / cycle route running along Main Street to South Shore and part of the Greater Dublin Area Cycle Network also traverses through the Main Street area of Rush.

3.0 PROPOSED URBAN FRAMEWORK PLAN
This Urban Framework Plan aims to create a structured development strategy for the town centre of Rush and seeks to identify actions required to encourage the rejuvenation and revitalisation of the town centre area. The UFP will identify potential development sites for new residential, retail, employment or leisure development to act as a general guidance document for the Planning Authority and potential applicants, forming a basis for agreeing the principles of future development within Rush Main Street.

The objective of the UFP is to improve the urban centre and public realm, increase permeability and to develop vacant / infill sites within the town core.

A series of workshops and consultation meetings have been held with the local community and council officials and these have informed the Framework.

Overall Objectives of Urban Framework Plan
The Urban Framework Plan consists of a written statement with a series of plans and schematics. The preparation of this Urban Framework Plan is an objective contained within Fingal Development Plan 2017 – 2023. In accordance with European and National legislation, the Council carried out a *Strategic Environmental Assessment (SEA)* and an *Appropriate Assessment (AA)* under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023.

The Urban Framework Plan is underpinned by a series of strategic aims which are contained within the Fingal Development Plan 2017-2023 and support the sustainable principles set out as follows:

- Have a well-defined sense of place.
- Have a healthy mix of uses including retail, employment, residential, education, enterprise development, recreational and community uses.
- Encourage sustainable transport with safe and direct routes for pedestrians and cyclists and improve connections within the core area (possibly utilising existing laneways), improve connections with adjacent areas (i.e. Swords and city centre), and in particular linking the rail station to Main St and the harbour.
- Develop a framework for providing a high standard of architecture and urban design which will introduce a dynamic/vibrancy to the character of the area.
- Maximise the potential of the unique natural, cultural, built and coastal heritage of the area.
- Have a high visual and varied environmental quality aimed at enhancing quality of life.
- Promote an awareness of the principles of sustainability in architectural design to produce buildings that use limited resources while being attractive and aesthetically pleasing.
- Encourage the creation of a vibrant core town centre area and development of a Civic Quarter, attractive for both the local community and visitors to the area.
- Be substantially achievable in a 15 to 20 year time frame.

The UFP provides a mechanism for the delivery of an over-arching Strategy for Rush, as contained within the Fingal Development Plan 2017 – 2023 and current national planning and environmental guidelines. In addition, guidelines will be prepared as part of this Framework Plan, to inform future development of the town centre area, with a focus on key sites along Main Street.

4.0 CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT ENVIRONMENTAL IMPACTS:

The following section presents the SEA screening assessment of the Urban Framework Plan for Rush Main Street against the criteria provided in Schedule 1 of S.I. No. 435/2004 - European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.

4.1 CHARACTERISTICS OF THE URBAN FRAMEWORK PLAN HAVING REGARD TO:

The degree to which the proposed Urban Framework Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.

This is a non-statutory plan. The primary basis for this Urban Framework Plan is the framework set out in the Fingal Development Plan 2017-23.

The primary aim of the UFP is to revitalize the Main Street of Rush town centre, in line with the land-use zoning of 'TC', in the Fingal Development Plan 2017-2023. In accordance with European and National legislation, the Council carried out a *Strategic Environmental Assessment (SEA)* and an *Appropriate Assessment (AA)* under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023.
The preparation of the UFP is an objective contained within the Fingal Development Plan 2017-2023. The Urban Framework Plan is intended to be used for consultation with the intention of securing funding for community projects. The UFP will also provide guidance for development opportunities for a number of individual sites. The UFP states that all aspects of detail in the framework will be subject to future planning applications and will be required to comply with Development Plan standards, current national planning guidelines and the other detailed guidance that may be developed by Fingal County Council.

The degree to which the Urban Framework Plan influences other plans or programmes including those in the hierarchy.

The Urban Framework Plan does not affect or influence any other plans or programmes within the hierarchy of plans.

As noted above, this Urban Framework Plan is non-statutory and aims to act as a consultation and guidance document for future development along Main Street. The Framework has been developed in line with the Fingal Development Plan 2017 – 2023 and sits within a hierarchy of national, regional and county planning considerations.

The Framework will positively guide development proposals on a number of highlighted sites and will influence future planning applications on lands along the Main Street in Rush. Such applications will have due regard to the robust objectives and policies contained within the Development Plan. As such the Framework will contribute to the positive development of the area.

The relevance of the Urban Framework Plan for the integration of environmental considerations in particular with the view of promoting sustainable development.

The majority of the Urban Framework Plan lands are currently zoned for town and district centre uses (Objective 'TC'), with small areas of land included within 'community infrastructure', 'residential', 'high amenity' and 'open space' zoning objectives. The following zoning objectives and associated vision are relevant within the UFP area:

OBJECTIVE 'TC'	***'Town and District Centre'*** *Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.* *Vision* *'Maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County. Develop and consolidate these Centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these Centres in accordance with the principles of urban design, conservation and sustainable development. Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic. In order to deliver this vision and to provide a framework for sustainable development, Urban Centre Strategies will be prepared for centres in accordance with the Urban Fingal Chapter objectives.'*
OBJECTIVE 'RS'	***'Residential'*** *Provide for residential development and protect and improve residential amenity.* *Vision* *Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.*

OBJECTIVE 'CI'	***'Community Infrastructure'*** *Provide for and protect civic, religious, community, education, health care and social infrastructure.* *Vision* *Protect and promote an inclusive County, accessible to all members of the community, facilitating the sustainable development of necessary community, health, religious, educational, social and civic infrastructure. A wide range of different community facilities, civic facilities and social services exist within the County ranging from those of regional importance such as education and health facilities, to those of local and neighbourhood importance such as places of worship, community centres and childcare facilities. It is important to facilitate the development and expansion of such services in order to deliver a quality environment whilst improving the quality of life for all.*
OBJECTIVE 'OS'	***'Open Space'*** *Preserve and provide for open space and recreational amenities.* *Vision* *Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.*
OBJECTIVE 'HA'	***'High Amenity'*** *Protect and enhance high amenity areas.* *Vision* *Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.*

The provision of an Urban Framework Plan for these town centre lands will aid in the delivery of a sustainable form of development for this area. The Fingal Development Plan underwent a detailed SEA in accordance with the SEA Directive (2001/42/EEC). This process allowed for consideration at length of the environmental implications of the Plan's implementation.

The Fingal Development Plan contains a vision for Rush. This UFP will help to achieve this vision though the establishment of broad urban design parameters to encourage the vitality and viability of Rush Main Street. Any redevelopment, emerging as result of this Framework, will have to comply with the objectives and policies of the Development Plan in relation to environmental considerations. It will have a strong emphasis on promoting the sustainable development of the area and will put in place a framework to guide Main Street development over a longer time frame, allowing the town to evolve in a co-ordinated and sustainable manner.

Environmental problems relevant to the Urban Framework Plan.

There are no environmental problems envisaged, relevant to the implementation of the Rush Urban Framework Plan.

The key environmental issues relevant to the Urban Framework Plan include facilitating the development of individual sites whilst protecting environmental resources. The implementation of the Urban Framework Plan is not likely to create or exacerbate any environmental problems. The site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no recorded monuments or Zone of Archaeological Importance located within the site.

Public realm improvements and development of land for mixed uses is consistent with the zoning for the area. The Planning Authority is satisfied that traffic levels accruing will not generate strategic and environmental issues.

In relation to Natura 2000 sites, there are no Natura 2000 sites within or immediately adjacent to the Urban Framework Plan boundary. However, the Rogerstown Estuary lies adjacent to Rush and is part of the Natura 2000 network, being designated as a Special Protection Areas (SPA), Special Area of Conservation (SAC) and proposed Natural Heritage Area (pNHA).

None of the Natura 2000 sites lie within the boundaries of the Framework lands, therefore no direct impacts will occur through land-take or fragmentation of habitats. Rogerstown Estuary is located within 1km of Rush Main Street. Negative impacts on this site are highly unlikely by virtue of distance from Main Street and the absence of source-pathway-receptors.

Furthermore, in accordance with the Fingal Development Plan 2017-2023 measures to prevent water pollution will be incorporated into any development proposals on the lands. In line with international best practice, the implementation of sustainable urban drainage systems (SuDs) are required within any future development of the lands to restrict surface water runoff in accordance with the Greater Dublin Strategic Drainage Study and the requirements of the 'Greater Dublin Region Code of Practice for Drainage Works, Version 6.0, April 2006', Section 16. The maximum permitted discharge from any new development of the site will be restricted to that of a greenfield site.

The implementation of sustainable urban drainage on the UFP lands will ensure that the Main Street lands, if redeveloped, will not cause pollution from run-off and will improve water quality, therefore ensuring the protection of the Rogerstown Estuary SPA.

The Development Management process will take all of the above issues on board in assessing any future applications for development on site.

The relevance of the Urban Framework Plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

The Urban Framework Plan does not have any relevance for the implementation of Community legislation on the environment.

Development Plans inform and structure land use policies at the County level. Local Area Plans and other non-statutory plans including this Urban Framework Plan inform and structure land use policies in order to provide a basis for day-to-day planning decisions with an area designated for development. Rush Urban Framework Plan is proposed in the Fingal Development Plan 2017-2023 and will comply with the principles, objectives and policies contained within the existing Development Plan and will be consistent with existing national and regional policy documents which includes policies relating to environmental protection, water supply, water quality, ground water, waste management, landscape and cultural heritage in compliance with EU legislation. These include the Water Framework Directive, Groundwater Directive, Habitats Directive and Birds Directive.

4.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED BY THE URBAN FRAMEWORK PLAN:

The probability, duration, frequency and reversibility of the effects.

No negative effects are envisaged as a result of the implementation of the Urban Framework Plan.

Over the lifetime of the Urban Framework Plan, it is considered that the characteristics of the effects will ensure that the area develops in a vibrant and sustainable manner. The probability, duration and frequency of effects will be dependent on the extent of development likely to be undertaken during the lifetime of the plan. It is understood that the development on the lands may be undertaken over a lengthy timeframe, and relevant policies and objectives of the Fingal Development Plan will apply accordingly.

It is considered that the characteristics of the effects will ensure the area develops in a sustainable manner. Development by its nature often has a long duration. The provision of public realm improvements and the development of individual sites for mixed uses along the Main Street may result in the creation of additional traffic levels in the area. Investment in upgrading of road infrastructure will be required. Fingal County Council is confident that traffic generated by development (during construction and during normal operation) can be accommodated on the existing road network or on any upgraded network. The Planning Authority is satisfied that traffic levels accruing, from the Plan lands, will not generate strategic negative environmental issues.

The urban nature of the Plan area has the capacity to absorb the type of development proposed. The immediate Main Street area has no particular landscape or visual sensitivity/vulnerability.

The development of the Urban Framework Plan to date has been informed by an understanding of existing environmental issues and has sought to enhance and create new green corridors as well as integration of SUDs into any new developments proposed.

The cumulative nature of the effects.

There is no potential for cumulative and in combination impacts on any Natura 2000 Site, in particular having regard to the proposed Urban Framework Plan and the site's location distant from any Natura 2000 Site where a pathway exists. Mitigating measures will ensure that there are no negative effects on the nearest sensitive site at Rogerstown Estuary.

The proposed UFP lands consist of developed and brownfield zoned land in an established urban area. New development will be integrated into the established urban pattern and is not predicted to have any likely impact on any Natura 2000 sites in the area.

The transboundary nature of the effects.

The plan lands are entirely located within the jurisdiction of Fingal County Council. The plan has no national, regional or inter-county trans-boundary effects. It is therefore not anticipated that the UFP will have any trans-boundary effects.

The risk to human health and the environment.

It is not envisaged that there would be any risks to human health and the environment.

There are a number of commercial and residential properties located on Main Street, within the UFP lands. In the short term, during any construction period, minor negative impacts may exist, however through proper mitigation measures these should be kept to a minimum or eliminated. The lands are considered to be at a sufficient distance from larger established residential development areas so as not to have any significant adverse impacts on those areas.

The implementation of the UFP is not likely to result in any risks to human health or the environment. The UFP will inform and structure land use policies existing at the county level through the Development Plan but implemented through this lower-tier plan, which provides a basis for day-to-day planning decisions. The UFP is therefore of utmost importance for the implementation of European Union legislation on the environment, (including waste management, water protection and human health legislation).

The Development Management process will ensure that any development on the land adheres to legislation and has a neutral or positive effect to human health and the environment.

The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The effects are considered localised only i.e. the subject lands and immediate environs.

As per the policies and objectives contained within the Fingal Development Plan and consistent with international best practice, the implementation of sustainable urban drainage systems (SuDs) will be required within any future development of the lands to restrict surface water runoff in accordance with Fingal County Council's storm water management policy. This also complies with the requirements of the 'Greater Dublin Region Code of Practice for Drainage Works, Version 6.0, April 2006', Section 16. The maximum permitted discharge from any new development of the site will be restricted to that of a greenfield site. The implementation of sustainable urban drainage will prevent pollution of the Estuary, downstream flooding and improve water quality, and therefore ensure the protection of Rogerstown Estuary SPA. The Development Management process will be instrumental in achieving this.

The value and vulnerability of the area likely to be affected due to:

a) Special natural characteristics or cultural heritage.

It is considered that the policy framework in place within the Fingal Development Plan 2017-23 and the development management process are more than adequate to protect the value and vulnerability of the special natural characteristics and cultural heritage of the area.

The subject land does not form part of any proposed Natural Heritage Area, Special Area of Conservation or Special Protection Area or similar designated area. The nearest designated site is Rogerstown Estuary. There are no recorded monuments or Zones of Archaeological Importance located within the site. There are a number of protected structures located throughout the Plan boundary.

The Plan area generally includes Rush Main Street, which is largely developed with some vacant and under-utilised sites. There is a responsibility to sustainably manage this plan area. The UFP has integrated identifiable environmental features including important open and green spaces and it is considered that the application of relevant natural or cultural heritage policies would apply through subsequent development applications through the development management process.

It is the intention of the UFP to preserve and / or enhance those buildings, structures, trees, open spaces, archaeological remains, views and other elements which contribute to the unique character of the area.

The subject land does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area, NHA or pNHA. The nearest SAC / SPA /pNHA (Rogerstown Estuary) lies outside of the lands and is located south of Main Street.

As noted above, the Development Management assessment process will acknowledge/resolve any issues.

b) exceeded environmental quality standards or limit value.

It is anticipated that environmental quality standards and limits will not be exceeded as a result of the Urban Framework Plan.

c) intensive land use.

As noted, the site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. The majority of the lands area zoned as 'TC' under the Fingal Development Plan 2017-2023, which was subject to SEA. Whilst the UFP aims to facilitate this land-use zoning, there will be an intensification of land use ultimately at the opportunity sites identified and associated with the relevant zoning objectives.

Environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the implementation of the UFP. The water infrastructure has adequate capacity to address the extent of any additional development proposed.

The proposed land use is consistent with the underlying zoning and will not affect the value or vulnerability of the area given mitigating measures. The policies and objectives contained within the UFP are set within the context of the Fingal Development Plan 2017-2023 for which a full SEA was prepared and published.

Effects on areas or landscapes, which have a recognised national, community or internal protection status.

As noted above, there are no features within the site boundary which have a recognised National, European Union or International landscape protection status.

5.0 PRELIMINARY SCREENING OUTCOME:

The Planning Authority is satisfied that the Urban Framework Plan will ensure that the lands will be developed in a sustainable and environmentally sound manner. The Planning Authority is satisfied that the development will not have a strategic environmental effect on the area. It is considered that a Strategic Environmental Assessment is not required in respect of the Rush Urban Framework Plan.

In view of the foregoing, it is considered that a Strategic Environmental Assessment is not required in respect of this UFP.

6.0 CONSULTATION

Under the SEA Regulations (S.I. No. 435 of 2004), as amended by (S.I. No. 200 of 2011), prior to making a final determination on whether the plan is likely to have significant effects on the environment, notice is given by Fingal County Council to the following environmental authorities:

- Environmental Protection Agency
- Department of Housing, Planning and Local Government
- Department of Communications, Climate Action and Environment
- Department of Agriculture, Food and the Marine
- Department of Culture, Heritage and the Gaeltacht
- Adjoining Planning Authorities
- Irish Water

The notices state that Fingal County Council is screening the requirement for SEA of the Rush Urban Framework Plan and requests submissions or observations in relation to whether the plan would or would not be likely to have significant effects on the environment.

Based on the initial determination by Fingal County Council, the Planning Authority is satisfied that the development will not have a strategic environmental effect on the area and that a Strategic Environmental Assessment is not required in respect of the proposed UFP at Rush.

APPENDIX E
AA SCREENING

This report has been prepared by the Planning and Strategic Infrastructure Department of Fingal County Council. Fingal County Council has determined that a full Appropriate Assessment is not required for Rush Urban Framework Plan.

RUSH URBAN FRAMEWORK PLAN: APPROPRIATE ASSESSMENT

1.1 Background

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) for the proposed Rush Urban Framework Plan for lands at Main Street, Rush, Co. Dublin The report has taken into consideration the European Commission's publication- *Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Articles 6 (3) and (4) of the Habitats Directive 92/43/EEC*, Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government, the Planning and Development Acts 2000-2015 and *Appropriate Assessment of Plans and Project in Ireland –Guidance for Planning Authorities* (February 2010) from the Department of the Environment, Heritage and Local Government.

1.2 Legislative Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as "The Habitats Directive", provides legal protection for habitats and species of European importance. This is transposed in Ireland primarily by Part XAB of the Planning and Development (Amendment) Act 2010 and the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477). Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC) as codified by Directive 2009/147/EC.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

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 or 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 implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

Article 6(4) states '*If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted'.*

These Articles mean that where the implementation of the proposed Plan (in this case the Rush Urban Framework Plan) has potential to have a significant effect on a Natura 2000 site, the relevant Local Authority (Fingal County Council) must ensure that an appropriate assessment is carried out in view of that site's conservation objectives. The Urban Framework Plan can be approved only if it has been ascertained that it will not adversely affect the integrity of the Natura 2000 site(s) concerned, or in the case of a negative assessment and where there are no alternative solutions, the scheme can only be approved for reasons of overriding public interest.

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. The Habitats Directive is implemented in Ireland by the European Communities (Natural Habitats) Regulations SI 94/1997.

1.3 Screening Of Appropriate Assessment

This Appropriate Assessment Screening has been prepared in accordance with the European Commission Environment DG document *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*, referred to as the "EC Article 6 Guidance Document (EC2000)". The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and 6(4) of the Habitats Directive, and are viewed as an interpretation of the EU Commission's document "*Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC", referred to as "MN2000*".

This Assessment has also has taken into consideration the Department of the Environment, Heritage and Local Government publication *Appropriate Assessment of Plans and Project in Ireland – Guidance for Planning Authorities* (February 2010) and the European Communities (*Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011).*

The AA process has taken account of guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 revision).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 and PSSP 2/10
- 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 European Commission (European Commission, January 2007)
- 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 (European Commission Environment Directorate-General, 2001).
- Guidelines for Good Practice Appropriate Assessment of Plans Under Article 6(3) Habitats Directive (International Workshop on Assessment of Plans under the Habitats Directive, 2011)
- Managing Natura 2000 sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC(EC Environment Directorate-General, updated April 2015)

The above referenced guidance sets out a staged process for carrying out Appropriate Assessment. To determine if Appropriate Assessment is required, documented screening

is required. Screening identifies the likely effects on European Sites, if any, which would arise from a proposed plan or project. Either alone or in combination with other plans and projects.

If the conclusions at the end of screening are that there is no likelihood of significant effects occurring on any European Sites, as a result of the proposed plan or project, either alone or in combination with other plans and projects, then there would be no requirement to undertake Appropriate Assessment. However, even if screening makes a finding of no significant effects, and therefore concludes that Appropriate Assessment is not required, these findings must be clearly documented in order to provide transparency of decision-making, and to ensure the application of the 'precautionary principle'.

In complying with the obligations under Article 6(3) and following the EC2000 and MN2000 Guidelines, this AA has been structured as a stage by stage approach as follows:

Screening stage

- Description of the plan;
- Identification of Natura 2000 sites potentially affected;
- Identification and description of individual and cumulative impacts likely to result;
- Assessment of the significance of the impacts identified above on site integrity;
- Exclusion of sites where it can be objectively concluded that there will be no significant effects;
- Screening conclusion.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any negative impacts on European sites by identifying possible impacts early in the plan-making, and writing the plan in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in adverse effects, and no further practicable mitigation is possible, then it is rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

2 SCREENING OF PROPOSED URBAN FRAMEWORK PLAN (UFP)

2.1 Description Of The Plan And Site Characteristics

Rush is located circa 30km north of Dublin City Centre and is identified as a Moderate Sustainable Growth Town in the *Regional Planning Guidelines 2010-2022*. Rush is a linear town focused on its long Main Street with a significant tradition of market gardening in and around the town. In recent times, the trend is towards the relocation of these horticultural operations to the rural area, west of the town and the development of new residential communities closer to the town centre.

Currently Rush has a population of c. 9,900 persons (census 2016). Its seaside location with two sandy beaches, two harbours, its proximity to Drumanagh Promontory Fort and coastal walk affords significant tourism potential. The town is located adjacent to Rogerstown Estuary which is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) as part of the Natura 2000 / European Sites network.

The agreed Study Area for the UFP includes the lands zoned Objective 'TC' within the Fingal Development Plan 2017-2023 and incorporates the general town centre area, which stretches from the Millbank Theatre and Tesco site along Main Street to the Harbour. The lands are urban in nature and include a mixture of residential and commercial buildings. Heights are generally two storey with some single storey and three storey units. There are no recorded archaeological monuments in the Record of Monuments and Places located within the study lands. There are no Architectural Conservation Areas designated within the UFP boundary.

Protected Structures

The following Protected Structures are located within the Framework lands:

Protected Structure Ref No	LOCATION AND DESCRIPTION
No. 266	**The Thatch - 16 Main St, Rush** Late 18th or early 19th Century five-bay two-storey thatched dwelling
No. 267	**14 Main Street, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 268	**Shamrock Cottage, Sandy Road, Rush** Late 18th or early 19th Century four-bay single storey thatched dwelling
No. 269	**Tigin, Sandy Road, Rush** Late 18th or early 19th Century two-bay single storey thatched dwelling
No. 270	**Thatched Cottage, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched shop adjacent to 'Tigin' and 'Shamrock Cottage'.
No. 271	**Thatched Cottage, Chapel Green, Sandy Road** Late 18th or early 19th Century three-bay single storey thatched dwelling opposite Presbytery and former St Maur's Church at Chapel Green.
No. 272	**Rush Library (Former St Maur's Church), Chapel Green** Renovated 19th Century former Roman Catholic church, now community centre and library.
No. 273	**Former Gate Lodge & Entrance of Kenure Park, Upper Main St, Rush Demesne** 19th Century former gate lodge, now Scouts Den (including entrance gates, piers, railings and wall sweeps)
No. 276	**Windmill (in ruins), Chapel Green** Remains of three storey, cylindrical-shaped tower of stone windmill located on mound within public open space, potentially late medieval in date.
No. 277	**Millbank, Chapel Green** Late 18th or early 19th Century L-shaped single storey thatched building.
No. 892	**Rush Harbour** Mid 19th Century L-shaped limestone pier (may contain elements of earlier pier)
No. 894	**St Peters, 24 Lower Main Street** Three-storey three-bay 19th Century former cottage hospital building (Exterior Only)

The majority of the lands included within the Study Area are zoned Objective 'TC' (Town Centre). There are also some small areas of land included within the 'residential', 'open space', 'community infrastructure' and 'high amenity' zoning objectives.

LAND USE ZONING OBJECTIVES WITHIN RUSH UFP STUDY AREA

Table 2 – Land Use Zoning Objectives within Rush UFP

ZONING OBJECTIVE	DESCRIPTION
OBJECTIVE 'TC'	***'Town and District Centre'*** *Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.*
OBJECTIVE 'RS'	***'Residential'*** *Provide for residential development and protect and improve residential amenity.*
OBJECTIVE 'CI'	***'Community Infrastructure'*** *Provide for and protect civic, religious, community, education, health care and social infrastructure.*
OBJECTIVE 'OS'	***'Open Space'*** *Preserve and provide for open space and recreational amenities.*
OBJECTIVE 'HA'	***'High Amenity'*** *Protect and enhance high amenity areas.*

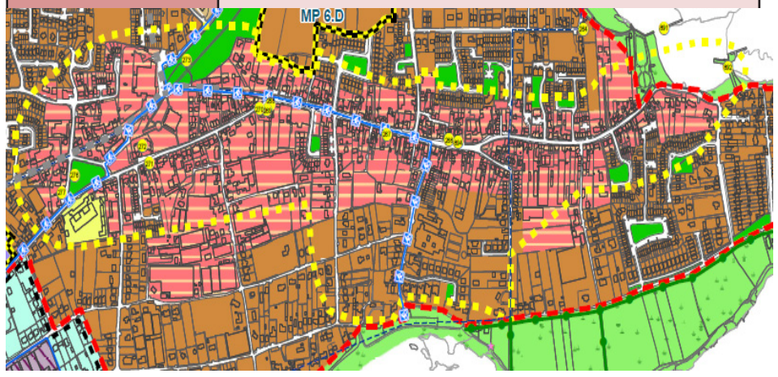


Figure 1 – Land Use Zoning Objectives within Rush UFP
****yellow hatched line indicates the UFP boundary***

Symbols
There is an indicative pedestrian / cycle route running along Main Street to South Shore and part of the Greater Dublin Area Cycle Network also traverses through the Main Street area of Rush.

2.2 Description Of Proposed Urban Framework Plan

This is a ***non-statutory plan***. Its primary aim is to revitalize the Main Street of Rush town centre, in line with the land-use zoning of 'TC', in the Fingal Development Plan 2017–2023. In accordance with European and National legislation, the Council carried out a *Strategic Environmental Assessment (SEA)* and an *Appropriate Assessment (AA)* under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023. The preparation of the UFP is an objective contained within the Fingal Development Plan 2017-2023.

The Plan aims to create a structured development strategy for the town centre of Rush and seeks to identify actions required to encourage the rejuvenation and revitalisation of the town centre area. The UFP will identify potential development sites for new residential, retail, employment or leisure development to act as a general guidance document for the Planning Authority and potential applicants, forming a basis for agreeing the principles of future development along Rush Main Street.

The objective of the UFP is to improve the urban centre and public realm, increase permeability and to develop vacant / infill sites within the town core.

A series of workshops and consultation meetings have been held with the local community and council officials and these have informed the Framework.

Overall Objectives of Urban Framework Plan
The Urban Framework Plan consists of a written statement with a series of plans and schematics. The Urban Framework Plan is underpinned by a series of strategic aims which are contained within the Fingal Development Plan 2017-2023 and support the sustainable principles set out as follows:

- Have a well-defined sense of place.
- Have a healthy mix of uses including retail, employment, residential, education, enterprise development, recreational and community uses.
- Encourage sustainable transport with safe and direct routes for pedestrians and cyclists and improve connections within the core area (possibly utilising existing laneways), improve connections with adjacent areas (i.e. Swords and city centre), and in particular linking the rail station to Main St and the harbour.
- Develop a framework for providing a high standard of architecture and urban design which will introduce a dynamic/vibrancy to the character of the area.
- Maximise the potential of the unique natural, cultural, built and coastal heritage of the area.
- Have a high visual and varied environmental quality aimed at enhancing quality of life.
- Promote an awareness of the principles of sustainability in architectural design to produce buildings that use limited resources while being attractive and aesthetically pleasing.
- Encourage the creation of a vibrant core town centre area and development of a Civic Quarter, attractive for both the local community and visitors to the area.
- Be substantially achievable in a 15 to 20 year time frame.

The UFP provides a mechanism for the delivery of an over-arching Strategy for Rush, as contained within the Fingal Development Plan 2017 – 2023 and current national planning and environmental guidelines. In addition, guidelines will be prepared as part of this Framework Plan, to inform future development of the town centre area, with a focus on key sites along Main Street.

2.3 Brief Description Of The Natura 2000 Sites

Special Areas of Conservation (SACs) have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - referred to as the Habitats Directive. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each Member State to designate SACs to protect habitats and species, which, together with Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC), form the Natura 2000 network. The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC/SPA.

This section of the screening process describes the Natura 2000 sites within a 15km radius of the Plan Area. A 15km buffer zone has been chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process, which is in line with Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities produced by the Department of the Environment, Heritage and Local Government.

Table 2.1a and Table 2.1b lists the Natura 2000 sites that are within 15km of the plan area. The description and qualifying features for each site area have been obtained through a review of the site synopses available from the National Parks and Wildlife Services website: https://www.npws.ie/
It should be noted that this Urban Framework Plan is a non-statutory plan and its preparation is included as an objective within the Fingal Development Plan 2017-2023. In accordance with European and National legislation, the Council carried out a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023. The zoning of the lands in question have already been considered as part of the AA prepared for the Development Plan.

TABLE 2.1a SPAs located within 15km of the lands included within Rush Urban Framework Plan boundary

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
004015	**Rogerstown Estuary SPA**	500 metres	• Greylag Goose (*Anser anser*) [A043] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Shoveler (*Anas clypeata*) [A056] • Oystercatcher (*Haematopus ostralegus*) [A130] • Ringed Plover (*Charadrius hiaticula*) [A137] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Redshank (*Tringa totanus*) [A162] • Wetlands & waterbirds [A999]	No additional impacts. No intensification of use. The UFP will not result in any impacts to the SPA.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
004025	**Malahide Estuary SPA** **(also known as Broadmeadow / Swords SPA)**	6 km	• Great Crested Grebe (*Podiceps cristatus*) [A005] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Pintail (*Anas acuta*) [A054] • Goldeneye (*Bucephala clangula*) [A067] • Red-breasted Merganser (*Mergus serrator*) [A069] • Oystercatcher (*Haematopus ostralegus*) [A130] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Redshank (*Tringa totanus*) [A162] • Wetlands & Waterbirds [A999]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
(004069)	**Lambay Island SPA**	4.5 km	• Fulmar (Fulmarus glacialis) [A009] • Cormorant (Phalacrocorax carbo) [A017] • Shag (Phalacrocorax aristotelis) [A018] • Greylag Goose (Anser anser) [A043] • Lesser Black-backed Gull (Larus fuscus) [A183] • Herring Gull (Larus argentatus) [A184] • Kittiwake (Rissa tridactyla) [A188] • Guillemot (Uria aalge) [A199] • Razorbill (Alca torda) [A200] • Puffin (Fratercula arctica) [A204]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
(004122)	**Skerries Islands SPA**	5.6 k m	• Cormorant (*Phalacrocorax carbo*) [A017] • Shag (*Phalacrocorax aristotelis*) [A018] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Purple Sandpiper (*Calidris maritima*) [A148] • Turnstone (*Arenaria interpres*) [A169] • Herring Gull (*Larus argentatus*) [A184)	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
(004016)	**Baldoyle Bay SPA**	12.9 km	• Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Ringed Plover (*Charadrius hiaticula*) [A137] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Wetlands & Waterbirds [A999]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
(004117)	**Irelands Eye SPA**	12 km	• Cormorant (Phalacrocorax carbo) [A017] • Herring Gull (Larus argentatus) [A184] • Kittiwake (Rissa tridactyla) [A188] • Guillemot (Uria aalge) [A199] • Razorbill (Alca torda) [A200]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
(004113)	**Howth Head Coast SPA**	15 km	• Kittiwake (*Rissa tridactyla*) [A188]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
(004006)	**North Bull Island SPA**	15 km	• Oystercatcher (*Haematopus ostralegus*) [A130] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Teal (*Anas crecca*) [A052] • Pintail (*Anas acuta*) [A054] • Shoveler (*Anas clypeata*) [A056] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Sanderling (*Calidris alba*) [A144] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Curlew (*Numenius arquata*) [A160] • Redshank (*Tringa totanus*) [A162] • Turnstone (*Arenaria interpres*) [A169] • Black-headed Gull (*Larus ridibundus*) [A179] • Wetlands & Waterbirds [A999]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Rogerstown Estuary SPA, Malahide Estuary SPA (also known as Broadmeadow / Swords SPA), Lambay Island SPA, Skerries Islands SPA, Baldoyle Bay SPA, Irelands Eye SPA, Howth Head Coast SPA and North Bull Island SPA are all located within approximately 15km of the Rush UFP boundary.

More detailed Information on each of the SPAs listed above, including qualifying interests, current conservation status and conservation management objectives and conditions underpinning site integrity, are included within Appendix 1.

TABLE 2.1b SACs located within 15km of the lands included within Rush Urban Framework Plan boundary

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
000208	**Rogerstown Estuary SAC**	500 metres	Annex I habitats for which the sites is designated: • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No additional impacts. No intensification of use. The UFP will not result in any impacts to the SAC.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
000205	**Malahide Estuary SAC**	6 km	Annex I habitats for which the sites is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • *Spartina* swards *Spartinion maritimae* [1320] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
003000	**Rockabill to Dalkey Island SAC**	15 km	Annex I habitats for which the sites is designated: • Reefs [1170] Annex II species for which the sites is designated: • Harbour porpoise *Phocaena phocaena* [1351]	At a sufficient distance from the Plan area to not be impacted directly or indirectly**.**
000204	**Lambay Island SAC**	4.5 km	**Annex I habitats for which the sites is designated:** Reefs [1170] · Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] **Annex II species for which the sites is designated:** · Grey seal *Halichoerus grypus* [1364] • Harbour seal *Phoca vitulina* [1365]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
002193	**Irelands Eye SAC**	12 km	Annex I habitats for which the sites is designated: • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
000199	**Baldoyle Bay SAC**	12.9 km	Annex I habitats for which the site is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Site Code	Site Name	Approximate distance for Plan Area	Qualifying Feature	Likely Impacts
000206	**North Dublin Bay cSAC**	15 km	Annex I habitats for which the sites is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] Annex II species for which the sites is designated: • Petalwort *Petalophyllum ralfsii* [1395]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.
000202	**Howth Head SAC**	15 km	Annex I habitats for which the sites is designated: • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	At a sufficient distance from the Plan area to not be impacted directly or indirectly.

Rogerstown Estuary SAC (000208), Malahide Estuary SAC (000205), Rockabill to Dalkey Island SAC (003000), Lambay Island SAC (000204), Irelands Eye SAC (002193), Baldoyle Bay SAC (000199), North Dublin Bay cSAC (000206) and Howth Head SAC (000202) are all located within approximately 15km of the Rush UFP boundary.

More detailed Information on each of the SACs listed above, including qualifying interests, current conservation status and conservation management objectives and conditions underpinning site integrity, are included within Appendix 2. The two closest Natura 2000 sites are at Rogerstown Estuary and Malahide Estuary.

2.3.1 Rogerstown Estuary Sac And Spa

According to the Natura 2000 form (NPWS, 2015,12), the Rogerstown Estuary is considered to be a typical eastern estuary with fairly extensive intertidal sand and mud flats. The quality of the habitats is variable owing to pollution from a number of sources, especially a large landfill site which was built on the mudflats. The salt marshes which fringe the estuary are of moderate importance and quality and include both Atlantic and Mediterannean salt meadows, as well as Salicornia flats. The sand dune element at site is limited in its distribution and quality. Rogerstown Estuary has three Red Data Book plant species. This area is of high importance for wintering waterfowl, with an internationally important population of Light Bellied Brent Geese Branta bernicla horta and nationally important populations of a further 16 species including Golden Plover Pluvialis apricaria. Little Tern Sterna albifrons has bred here. See Table 1 for a list of Qualifying Interests Annex I habitats and Annex II species for which Rogerstown Estuary SAC is designated and a list of Species of Conservation Interest for which Rogerstown SPA is designated.

A significant part of Rogerstown Estuary (intertidal flats and salt marsh) has been lost due to landfilling and this remains a threat. The landfill site is also a major source of pollution to estuary. Other sources of pollution include input of raw sewage from a local town and general pollution inputs from a rich agricultural hinterland. Dunes at site are considered to be in a highly vulnerable state due to a combination of natural (i.e. erosion) and anthropogenic factors. Erosion has removed much of nesting area of Little Tern. The main problems or threats affecting this site are recreational activities, water pollution and infilling. Owing to the proximity of two large towns, the area is very popular for water sports and other amenity activities. These can disturb the bird populations and impact on the dune habitats and the intensity of such activities is likely to increase in the future. Pollution, mostly nutrients, enters the system from the Broadmeadow River and from sewage plants at Swords and Malahide. The inner estuary is particularly affected owing to its lagoonal character. The efficiency of the sewage plants has been recently upgraded which lessens the potential impact. Illegal shooting causes disturbance to wintering waterfowl.

2.3.2 Malahide Estuary Sac And Spa

According to the Natura 2000 form (NPWS, 2015-12), the Malahide Estuary SAC is considered to be an important example of intertidal sand and mud flats, with Zostera spp. Their quality is variable but generally good. Salt marshes are well represented, particularly Atlantic salt meadows and Salicornia flats. Most of the sand dune system is managed for golf courses (i.e. The Island Golf Club and Corballis Links Golf Club) but significant areas of fixed dunes and shifting white dunes remain. The site has Hairy Violet Viola hirta, a Red Data Book plant species. It is of high importance for wintering waterfowl, with an internationally important population of Light bellied Brent Geese Branta bernicla horta and nationally important populations of a further 14 species, including Golden Plover Pluvialis apricaria. It also supports a regionally important population of Bar-tailed Godwit Limosa lapponica.

The most recent survey results published for the Estuary appear to be surveys undertaken to inform the AA (of the Fingal Development Plan 2017-2023) of the proposed Broadmeadow Way from Malahide Castle across the estuary on the viaduct and then across the southwest edge of the Corballis lands to Newbridge Demesne. Surveys undertaken over two periods July 2011 to March 2012 and October 2012 to March 2013 recorded both Light bellied Brent Geese and Black tailed Godwit (occasionally) in internationally important numbers. Other species recorded in nationally important numbers in both studies during the 2011-2012 winter period included Shelduck, Pintail, Red-breasted Merganser, Oystercatcher, Greenshank and Redshank.

Table 1 presents the list of Qualifying Interests (Annex I habitats and Annex II species) for which Malahide Estuary SAC is designated and a list of Species of Conservation Interest for which Malahide SPA is designated.

The main problems or threats affecting the Malahide Estuary are recreational activities, water pollution and infilling. Owing to the proximity of two large towns, the area is very popular for water sports and other amenity activities. These can disturb the bird populations and impact on the dune habitats and the intensity of such activities is likely to increase in the future. Pollution, mostly nutrients, enters the system from the Malahide River and from sewage plants at Swords and Malahide. The inner estuary is particularly affected owing to its lagoonal character. The efficiency of the sewage plants has been recently upgraded which lessens the potential impact. Parts of the estuary have been infilled in the past for various developments and this remains a threat.

2.3.3 Other Connected European Sites

Lambay Island SAC and SPA are located c. 4.5km east of Rush Main Street, while Skerries Islands SPA is located c. 5.6km east of Rush peninsula. Lambay Island is internationally important for its breeding seabirds. The cliffs hold internationally important populations of seabirds, especially Guillemot Uria aalge. Grey Lag Goose Anser anser also winter here in significant numbers. This site provides year-round haul-out habitat for the Annex II seal species Grey Seal Halichoerus grypus and Common Seal Phoch Vitulina, and includes regionally significant breeding and moulting sites. The foreshore surrounding the island holds examples of Reef habitat with typical biodiversity for the east coast.

Skerries Islands are considered important for both breeding seabirds and wintering waterfowl. The breeding populations of Cormorant Phalacrocorax carbo, Shag Phalacrocorax aristotelis, Herring Gull Larus argentatus and Great Black-backed Gull Larus marinus are all considered to be of national importance. Important populations of wintering waterfowl found on the island include Brent Goose Branta bernicla horta, which are of international importance, Cormorants Phalacrocorax carbo, Purple Sandpiper Calidris maritima and Turnstone Arenaria interpres, which are of national importance. The Short Eared Owl Asio flammeus occurs regularly in winter.

Greylag Goose Anser anser is a bird Species of Conservation Interest for both Lambay Island SPA is designated and Rogerstown Estuary SPA. Light-bellied Brent Goose Branta bernicla horta is a bird Species of Conservation Interest for Skerries Islands SPA, Malahide Estuary SPA and Rogerstown Estuary SPA.

2.4 Conservation Objectives Of The Natura 2000 Sites

2.4.1 Conservation Objectives Of The Sacs

The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC. The following Conservation Objectives for the SACs located within 15 km of the subject lands are set out below:

Site Name & Code	Conservation Management Objectives[1]	Site Name & Code	Conservation Management Objectives[2]
Rogerstown Estuary SAC (000208)	To maintain the favourable conservation condition of the following in Rogerstown Estuary SAC: • Estuaries • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Mediterranean salt meadow To restore the favourable conservation condition of the following in Rogerstown Estuary SAC: • Atlantic salt meadows • Shifting dunes along the shoreline *Fixed coastal dunes with herbaceous vegetation	**Malahide Estuary SAC (000205)**	To maintain the favourable conservation condition of the following in Malahide Estuary SAC: • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Mediterranean salt meadow To restore the favourable conservation condition of the following in Malahide Estuary SAC: • Atlantic salt meadows • Shifting dunes along the shoreline • Fixed coastal dunes with herbaceous vegetation
Rockabill to Dalkey Island SAC (003000)	To maintain the favourable conservation condition of the following in Rockabill to Dalkey Island SAC: • Reefs Harbour porpoise	**Lambay Island SAC (000204)**	To maintain the favourable conservation condition of the following in Lambay Island SAC: • Reefs • Vegetated sea cliffs of the Atlantic and Baltic coasts • Grey Seal • Harbour Seal
Irelands Eye SAC (002193)	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • [1220] Perennial vegetation of stony banks [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts	**Baldoyle Bay SAC (000199)**	To maintain the favourable conservation condition of the following in Baldoyle Bay SAC: • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Atlantic salt meadows • Mediterranean salt meadows

Site Name & Code	Conservation Management Objectives[1]	Site Name & Code	Conservation Management Objectives[2]
North Dublin Bay cSAC (000206)	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • *Salicornia* and other annuals colonizing mud and sand • Atlantic salt meadows • Petalwort • Mediterranean salt meadows • Embryonic shifting dunes • Shifting dunes along the shoreline • Fixed coastal dunes with herbaceous vegetation • Humid dune slacks	**Howth Head SAC (000202)**	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]

2.4.2 Conservation Objectives Of Spas

Conservation objectives for SPAs are available from the NPWS. The following Conservation Objectives for the SPAs located within 15 km of the subject site are set out below:

Site Name & Code	Conservation Management Objectives[3]	Site Name & Code	Conservation Management Objectives[4]
Rogerstown Estuary SPA (004015)	To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Anser anser* [wintering] • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas clypeata* [wintering] • *Haematopus ostralegus* [wintering] • *Charadrius hiaticula* [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • *Calidris alpina* [wintering] • *Limosa limosa* [wintering] • *Tringa totanus* [wintering]	**Malahide Estuary SPA (004025)** **(also known as Broadmeadow / Swords SPA)**	To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas acuta* [wintering] • *Bucephala clangula* [wintering] • *Mergus serrator* [wintering] • *Haematopus ostralegus* [wintering] • Pluvialis apricaria [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • Calidris alpina [wintering] • *Limosa limosa* [wintering] • *Limosa lapponica* [wintering] • *Tringa totanus* [wintering] Wetlands & Waterbirds

Site Name & Code	Conservation Management Objectives[3]	Site Name & Code	Conservation Management Objectives[4]
Lambay Island SPA (004069)	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Fulmarus glacialis [breeding]* • *Phalacrocorax carbo [breeding]* • *Phalacrocorax aristotelis [breeding]* • *Anser anser [wintering]* • *Larus fuscus [breeding]* • *Larus argentatus [breeding + wintering]* • *Rissa tridactyla [breeding]* • *Uria aalge [breeding]* • *Alca torda [breeding]* • *Fratercula arctica [breeding]*	**Baldoyle Bay SPA (004016)**	To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Branta bernicla hrota [wintering]* • *Tadorna tadorna [wintering]* • *Charadrius hiaticula [wintering]* • *Pluvialis apricaria [wintering]* • *Pluvialis squatarola [wintering]* • *Limosa lapponica [wintering]* Wetlands
Irelands Eye SPA (004117)	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Phalacrocorax carbo* [breeding] • *Larus argentatus* [breeding] • *Rissa tridactyla* [breeding] • *Uria aalge* [breeding] • Alca torda) [A200] [breeding]	**Howth Head Coast SPA (004113)**	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: *Rissa tridactyla [breeding]*

Site Name & Code	Conservation Management Objectives[3]	Site Name & Code	Conservation Management Objectives[4]
North Bull Island SPA (004006)	• To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas crecca* [wintering] • *Anas acuta* [wintering] • *Anas clypeata* [wintering] • *Haematopus ostralegus* [wintering] • *Pluvialis apricaria* [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • *Calidris alba* [wintering] • *Calidris alpina* [wintering] • *Limosa limosa* [wintering] • *Limosa lapponica* [wintering] • *Numenius arquata* [wintering] • *Tringa totanus* [wintering] • *Arenaria interpres* [wintering] • *Chroicocephalus ridibundus* [wintering] • Wetlands	**Skerries Islands SPA (004122)**	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Phalacrocorax carbo* • *Phalacrocorax aristotellis* • *Branta bernicla hrota* • *Calidris maritima* • *Arenaria interpres* • *Larus argentatus*

2.5 ASSESSMENT CRITERIA

2.5.1 Direct, Indirect Or Secondary Impacts

This Urban Framework Plan is a non-statutory plan and its preparation is included as an objective within the Fingal Development Plan 2017-2023. The UFP is a guidance document. In accordance with European and National legislation, the Council carried out a *Strategic Environmental Assessment (SEA)* and an *Appropriate Assessment (AA)* under the Habitats Directive, as part of the preparation of the Fingal Development Plan 2017-2023. The zoning of the lands in question have already been considered as part of the AA prepared for the Fingal Development Plan 2017-2023.

Table 2.1a and 2.1b list the Natura 2000 sites within 15km of the Plan area. There are 16 sites in total, 8 no. SACs and 8 no. SPAs. None of the Natura 2000 sites lie within the boundaries of the Urban Framework Plan lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. The nearest site, the Rogerstown Estuary SAC is located approximately 500m away (at its closest point) from Main Street.

Surface water

The Urban Framework Pan lands are drained via the Balcunnin and Palmerstown streams which outfall to the Irish Sea and Rogerstown Estuary respectively. A significant portion of the lands are drained via pipework discharging directly to the sea. The streams and pipework are potential pathways for pollutants, which may emanate from the subject lands, entering into, and deteriorating water quality along the coastline, including Rogerstown SPA & SAC.

However, in accordance with the Fingal Development Plan 2017-2023 measures to prevent water pollution will be incorporated into all new development proposals on the lands. In line with international best practice, the implementation of sustainable urban drainage systems (SuDs) are required within any future development to restrict surface water runoff in accordance with the recommendations of the Greater Dublin Strategic Drainage Study and the SUDS Manual (C753). Consideration should also be given to retrofitting sustainable drainage measures on existing development to enhance the current situation in terms of water quality, flood mitigation, provision of amenity and biodiversity.

The maximum permitted discharge from any new development will be restricted to that of a Greenfield site. The implementation of sustainable urban drainage on the subject lands and the maintenance of same, will ensure that the developed lands will not cause pollution to the Rogerstown Estuary or the Irish Sea and will not further exacerbate flooding.

The threat of flooding is considered low on these lands, with the main threats emanating from two key sources, coastal flooding and flooding from sewers. The threat of coastal flooding impacting on the Plan lands is limited to Rush Harbour and South Shore. Upgrading of the sewers throughout Rush and ongoing maintenance should protect against flooding from sewers.

Water Supply

The drinking water supplied to Rush originates in the Leixlip water Treatment Plant. There are a number of projects planned by Irish Water to upgrade sections of the pipe network between Leixlip and Rush, and these will be pursued under Irish Water's Capital Investment Programme.

Proposals for new development will need to demonstrate that the existing network and associated way leaves are protected in order to maintain the integrity of the network.

New watermain layouts must be designed and built in accordance with the most recent version of Irish water's "Code of Practice" and "Standard Details" for Water infrastructure." In order to limit unnecessary water usage, leakage and excessive consumption, a Water Management and Conservation Plan will be required from the developer detailing how best practice in water conservation can be achieved to include both water mains and internal plumbing. Sustainable Drainage systems can play a role here and the use of rainwater harvesting, particularly in commercial developments, is encouraged.

Sewer

The Urban Wastewater Treatment Directive requires the collection and treatment of wastewater. The terms of the EPA discharge license granted to Fingal County Council and subsequently novated to Irish Water in respect of the Portrane, Donabate, Rush and Lusk agglomeration reinforces this requirement.

A new sewerage scheme has been constructed in Rush which involved the construction of three new pump stations and associated sewers which convey all sewage originating from Rush to the Portrane Wastewater Treatment Plant. The scheme is currently undergoing commissioning.

The *Waste Water Discharge (Authorisation) Regulations 2007 (SI No. 684 of 2007)* also require that the Water Service Authority (Irish Water) satisfies itself that there is drainage capacity available in the network prior to granting a planning permission for any development. This requirement will apply to all developments within the subject lands.

All development must be drained on separate systems, i.e. foul and surface water flows should be directed to separate pipes. This reduces the possibility of flooding of the foul pipelines during times of extreme rainfall events. Again sustainable drainage systems can play an important role in ensuring that completely separate systems are maintained and the risk of misconnections reduced, through the provision of raingardens, swales and other SUDS measures as opposed to underground pipelines.

TABLE 2.5.1 Potential Direct, Indirect or Secondary Impacts of the Development on Natura 2000 Sites

Site Name	Direct Impacts	Indirect Impacts	Resource Requirements (Drinking Water Abstraction etc)	Emissions (Disposal to Land, Water or Air)	Excavation Requirements	Transportation Requirements	Duration of Construction and Operation
Rogerstown Estuary SPA & SAC	UFP is a Guidance Document. No impacts are envisaged as a result of its implementation	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Malahide Estuary SPA and SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Lambay Island SPA & SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Skerries Islands SPA	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Baldoyle Bay SPA & SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Ireland's Eye SPA & SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species

Site Name	Direct Impacts	Indirect Impacts	Resource Requirements (Drinking Water Abstraction etc)	Emissions (Disposal to Land, Water or Air)	Excavation Requirements	Transportation Requirements	Duration of Construction and Operation
Howth Head Coast SPA & SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
North Bull Island SPA	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
Rockabill to Dalkey Island SAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species
North Dublin Bay cSAC	At a sufficient distance from the Plan area to not be impacted directly	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species	No impact on qualifying habitat or species

2.5.2 Cumulative And In Combination Impacts

There is no potential for cumulative and in combination impacts on any Natura 2000 Site, in particular having regard to the proposed Urban Framework Plan boundary and the site's location away from any Natura 2000 Site.

2.5.3 Likely Changes To The Natura 2000 Sites

The likely changes that will arise from the redevelopment and improvement of Main Street have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 sites. Overall, it has been found that the rejuvenation and repair of key sites along Main Street in Rush, will not cause any changes to the integrity of the Natura 2000 sites.

TABLE 2.5.1 Potential Direct, Indirect or Secondary Impacts of the Development on Natura 2000 Sites

Site Name	Reduction of Habitat Area	Disturbance to Key Species	Habitat or Species Fragmentation	Reduction in Species Density	Changes in Key Indicators of Conservation Value (Water Quality etc)	Climate Change
Rogerstown Estuary SPA & SAC	none	none	none	none	none	none
Malahide Estuary SPA and SAC	none	none	none	none	none	none
Skerries Islands SPA	none	none	none	none	none	none
Lambay Island SPA & SAC	none	none	none	none	none	none
Baldoyle Bay SPA & SAC	none	none	none	none	none	none
Ireland's Eye SPA & SAC	none	none	none	none	none	none
Howth Head Coast SPA & SAC	none	none	none	none	none	none
North Bull Island SPA	none	none	none	none	none	none
Rockabill to Salkey Island SAC	none	none	none	none	none	none
North Dublin Bay cSAC	none	none	none	none	none	none

3.0 Preliminary Screening Outcome

A screening process in accordance with Article 6(3) of the Habitats Directive has been carried out to determine whether a full appropriate assessment is required for the proposed Draft UFP. All Natura 2000 sites within a 15km radius of the site were considered. On the basis of the findings of this Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the proposed development will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

APPENDIX 1
INFORMATION ON THE SPAs LOCATED WTIHIN 15KM OF THE UFP BOUNDARY

Table 1 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[5]	Conservation Management Objectives[6]	Conditions underpinning site integrity[7]
Rogerstown Estuary SPA (004015)	• Greylag Goose (*Anser anser*) [A043] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Shoveler (*Anas clypeata*) [A056] • Oystercatcher (*Haematopus ostralegus*) [A130] • Ringed Plover (*Charadrius hiaticula*) [A137] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Redshank (*Tringa totanus*) [A162] • Wetlands & waterbirds [A999]	• [A043] –Amber • [A046] –Amber • [A048] – Amber • [A056] – Red • [A130] – Amber • [A137] – Amber • [A141] – Amber • [A143] – Red • [A149] – Amber • [A156] – Amber • [A162] – Red	To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Anser anser* [wintering] • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas clypeata* [wintering] • *Haematopus ostralegus* [wintering] • *Charadrius hiaticula* [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • *Calidris alpina* [wintering] • *Limosa limosa* [wintering] • *Tringa totanus* [wintering]	• Water quality including nutrient levels, water clarity, sediment levels • Water levels • Tidal currents • Wind energy • Erosion / deposition levels • Freshwater influx • Coastal habitats • Food supply • Appropriate levels of disturbance

Table 1 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[5]	Conservation Management Objectives[6]	Conditions underpinning site integrity[7]
Malahide Estuary SPA (004025) **(also known as**	• Great Crested Grebe (*Podiceps cristatus*) [A005] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Pintail (*Anas acuta*) [A054] • Goldeneye (*Bucephala clangula*) [A067] • Red-breasted Merganser (*Mergus serrator*) [A069] • Oystercatcher (*Haematopus ostralegus*) [A130] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Redshank (*Tringa totanus*) [A162] • Wetlands & Waterbirds [A999]	• [A005] – Amber • [A046] – Amber • [A048] – Amber • [A054] – Red • [A067] – Amber • [A069] – Green • [A130] – Amber • [A140] – Red • [A141] – Amber • {A143] – Red • [A149] – Amber • [A156] – Amber • [A157] – Amber • [A162] – Red	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Podiceps cristatus* [wintering] • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas acuta* [wintering] • *Bucephala clangula* [wintering] • *Mergus serrator* [wintering] • *Haematopus ostralegus* [wintering] • Pluvialis apricaria [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • Calidris alpina [wintering] • *Limosa limosa* [wintering] • *Limosa lapponica* [wintering] • *Tringa totanus* [wintering] • Wetlands & Waterbirds	• Water quality including nutrient levels, water clarity, sediment levels • Freshwater influx • Railway viaduct • Water levels • Tidal currents • Wind energy • Erosion / deposition levels • Coastal habitats • Food supply • Appropriate levels of disturbance

Table 1 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[5]	Conservation Management Objectives[6]	Conditions underpinning site integrity[7]
Skerries Island SPA **(004122)**	• Cormorant (*Phalacrocorax carbo*) [A017] • Shag (*Phalacrocorax aristotelis*) [A018] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Purple Sandpiper (*Calidris maritima*) [A148] • Turnstone (*Arenaria interpres*) [A169] • Herring Gull (*Larus argentatus*) [A184]	• [A017] - Amber • [A018] - Amber • [A046] - Amber • [A148] - Green • [A169] - Green • [A184] - Red	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Phalacrocorax carbo* • *Phalacrocorax aristotellis* • *Branta bernicla hrota* • *Calidris maritima* • *Arenaria interpres* • *Larus argentatus*	• Breeding Habitat • Coastal habitats • Foraging Habitat • Foraging Resources • Water quality • Coastal habitats • Food supply • Appropriate levels of disturbance
Lambay Island SPA (004069)	• Fulmar (*Fulmarus glacialis*) [A009] • Cormorant (*Phalacrocorax carbo*) [A017] • Shag (*Phalacrocorax aristotelis*) [A018] • Greylag Goose (*Anser anser*) [A043] • Lesser Black-backed Gull (*Larus fuscus*) [A183] • Herring Gull (*Larus argentatus*) [A184] • Kittiwake (*Rissa tridactyla*) [A188] • Guillemot (*Uria aalge*) [A199] • Razorbill (*Alca torda*) [A200] • Puffin (*Fratercula arctica*) [A204]	• [A009] – Green • [A017] – Amber • [A018] – Amber • [A043] – Amber • [A183] – Amber • [A184] – Red • [A188] – Amber • [A199] – Amber • [A200] – Amber • [A204] – Amber	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Fulmarus glacialis [breeding]* • *Phalacrocorax carbo [breeding]* • *Phalacrocorax aristotelis [breeding]* • *Anser anser [wintering]* • *Larus fuscus [breeding]* • *Larus argentatus [breeding + wintering]* • *Rissa tridactyla [breeding]* • *Uria aalge [breeding]* • *Alca torda [breeding]* • *Fratercula arctica [breeding]*	• Geology • Coastal habitats • Food supply • Appropriate levels of disturbance

Table 1 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[5]	Conservation Management Objectives[6]	Conditions underpinning site integrity[7]
Baldoyle Bay SPA (004016)	• Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Ringed Plover (*Charadrius hiaticula*) [A137] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Wetlands & Waterbirds [A999]	• [A046] – Amber • [A048] – Amber • [A137] – Amber • [A140] – Red • [A141] – Amber • [A157] – Amber	To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Branta bernicla hrota [wintering]* • *Tadorna tadorna [wintering]* • *Charadrius hiaticula [wintering]* • *Pluvialis apricaria [wintering]* • *Pluvialis squatarola [wintering]* • *Limosa lapponica [wintering]* • Wetlands	• Water quality including nutrient levels, water clarity, sediment levels • Water levels • Tidal currents • Wind energy • Erosion / deposition levels • Freshwater influx • Intertidal habitats • Coastal habitats • Food supply • Appropriate levels of disturbance
Irelands Eye SPA (004117)	• Cormorant (Phalacrocorax carbo) [A017] • Herring Gull (Larus argentatus) [A184] • Kittiwake (Rissa tridactyla) [A188] • Guillemot (Uria aalge) [A199] • Razorbill (Alca torda) [A200]	• [A017] - Amber • [A184] - Red • [A188] – Amber • [A199] – Amber • [A200] – Amber	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Phalacrocorax carbo* [breeding] • *Larus argentatus* [breeding] • *Rissa tridactyla* [breeding] • *Uria aalge* [breeding] • Alca torda) [A200] [breeding]	• Breeding Habitat • Coastal habitats • Foraging Habitat • Foraging Resources • Water quality • Coastal habitats • Food supply • Appropriate levels of disturbance
Howth Head Coast SPA (004113)	• Kittiwake (*Rissa tridactyla*) [A188]	• [A188] – Amber	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Rissa tridactyla [breeding]*	• Breeding Habitat (sea cliffs) • Foraging Habitat (Irish sea) • Food supply • Appropriate levels of disturbance

Table 1 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[5]	Conservation Management Objectives[6]	Conditions underpinning site integrity[7]
North Bull Island SPA (004006)	• Oystercatcher (*Haematopus ostralegus*) [A130] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Shelduck (*Tadorna tadorna*) [A048] • Teal (*Anas crecca*) [A052] • Pintail (*Anas acuta*) [A054] • Shoveler (*Anas clypeata*) [A056] • Golden Plover (*Pluvialis apricaria*) [A140] • Grey Plover (*Pluvialis squatarola*) [A141] • Knot (*Calidris canutus*) [A143] • Sanderling (*Calidris alba*) [A144] • Dunlin (*Calidris alpina*) [A149] • Black-tailed Godwit (*Limosa limosa*) [A156] • Bar-tailed Godwit (*Limosa lapponica*) [A157] • Curlew (*Numenius arquata*) [A160] • Redshank (*Tringa totanus*) [A162] • Turnstone (*Arenaria interpres*) [A169] • Black-headed Gull (*Larus ridibundus*) [A179]	• [A130} – Amber • [A140] – Red • [A141] – Amber • [A143] – Red • [A144] – Green • [A149] – Amber • [A046] – Amber • [A048] – Amber • [A149] – Amber • [A052] – Amber • [A054] – Red • [A156] – Amber • [A157] – Amber • [A160] – Red • [A162] – Red • [A169] – Green • [A179] – Red	• To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: • *Branta bernicla hrota* [wintering] • *Tadorna tadorna* [wintering] • *Anas crecca* [wintering] • *Anas acuta* [wintering] • *Anas clypeata* [wintering] • *Haematopus ostralegus* [wintering] • *Pluvialis apricaria* [wintering] • *Pluvialis squatarola* [wintering] • *Calidris canutus* [wintering] • *Calidris alba* [wintering] • *Calidris alpina* [wintering] • *Limosa limosa* [wintering] • *Limosa lapponica* [wintering] • *Numenius arquata* [wintering] • *Tringa totanus* [wintering] • *Arenaria interpres* [wintering] • *Chroicocephalus ridibundus* [wintering] • Wetlands	• Foraging Habitat • Breeding Habitat • Food supply • Appropriate Levels of disturbance • Water quality including nutrient levels, water clarity, sediment levels • Water levels • Tidal currents • Erosion / deposition levels • Freshwater influx • Intertidal habitats • Air Quality

APPENDIX 2
INFORMATION ON THE SACs LOCATED WTIHIN 15KM OF THE UFP BOUNDARY

Table 2 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[8]	Conservation Management Objectives[9]	Conditions underpinning site integrity[10]
Rogerstown Estuary SAC (000208)	<u>Annex I habitats for which the sites is designated:</u> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	• Estuaries – Unfavourable - Inadequate • Mudflats and sandflats not covered by seawater at low tide – Unfavourable -Inadequate • *Salicornia* and other annuals colonizing mud and sand – Unfavourable -Inadequate • Spartina swards – Unfavourable - Inadequate • Atlantic salt meadows – Unfavourable - Inadequate • Mediterranean salt meadows – Unfavourable- Inadequate • Shifting dunes along the shoreline – Unfavourable - inadequate • Fixed coastal dunes – Unfavourable - bad	To maintain the favourable conservation condition of the following in Rogerstown Estuary SAC: • Estuaries • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Mediterranean salt meadow To restore the favourable conservation condition of the following in Rogerstown Estuary SAC: • Atlantic salt meadows • Shifting dunes along the shoreline • *Fixed coastal dunes with herbaceous vegetation	• Water quality including nutrient levels, water clarity, sediment levels • Surface and ground water quality • Appropriate levels of disturbance • Water levels • Appropriate disturbance levels • Tidal currents • Wind energy • Erosion / deposition levels • Recreational activities • Trampling overuse

Table 2 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[8]	Conservation Management Objectives[9]	Conditions underpinning site integrity[10]
Malahide Estuary SAC (000205)	Annex I habitats for which the sites is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • *Spartina* swards *Spartinion maritimae* [1320] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	• Mudflats and sandflats not covered by seawater at low tide – Unfavourable/Inadequate • *Salicornia* and other annuals colonizing mud and sand – Unfavourable/Inadequate • *Spartina* swards – N/A • Atlantic salt meadows – Unfavourable/Inadequate • Mediterranean salt meadows – Unfavourable/Inadequate • Shifting dunes along the shoreline – Unfavourable/ Inadequate • Fixed coastal dunes –Unfavourable/ Bad	To maintain the favourable conservation condition of the following in Malahide Estuary SAC: • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Mediterranean salt meadow To restore the favourable conservation condition of the following in Malahide Estuary SAC: • Atlantic salt meadows • Shifting dunes along the shoreline • Fixed coastal dunes with herbaceous vegetation	• Water quality including nutrient levels, water clarity, sediment levels • Railway viaduct • Appropriate agricultural practices including grazing pressures. • Surface and ground water quality • Appropriate levels of disturbance • Water levels • Air quality • Tidal currents • Erosion and deposition rates • Recreational activities • Trampling overuse
Rockabill to Dalkey Island SAC (003000)	Annex I habitats for which the sites is designated: • Reefs [1170] Annex II species for which the sites is designated: • Harbour porpoise *Phocaena phocaena* [1351]	• Reefs [1170] - Unfavourable/Bad • Harbour porpoise *Phocaena phocaena* [1170] – Favourable	To maintain the favourable conservation condition of the following in Rockabill to Dalkey Island SAC: • Reefs • Harbour porpoise	• Tidal currents • Direct disturbance to habitats • Prey abundance • Water quality • Disturbance/noise

Table 2 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[8]	Conservation Management Objectives[9]	Conditions underpinning site integrity[10]
Lambay Island SAC (000204)	**Annex I habitats for which the sites is designated:** • Reefs [1170] · Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] **Annex II species for which the sites is designated:** · Grey seal *Halichoerus grypus* [1364] • Harbour seal *Phoca vitulina* [1365]	• Reefs: unfavourable -bad • Vegetated sea cliffs – Unfavourable – Inadequate • Grey seal - Favourable • Harbour seal – Favourable	To maintain the favourable conservation condition of the following in Lambay Island SAC: • Reefs • Vegetated sea cliffs of the Atlantic and Baltic coasts • Grey Seal • Harbour Seal	• Geology • Coastal habitats • Prey abundance • Water quality • There is no current understanding of grey seal habitat use, requirements or preferences outside of the terrestrial/coastal interface. Terrestrial habitat occupied by grey seals during breeding and other shore-based phases of the annual cycle include coastland and marine littoral habitats such as grass banks islands of various size to estuarine sandbanks, intertidal rock ledges and boulder beaches.
Irelands Eye SAC (002193)	Annex I habitats for which the sites is designated: • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	• Perennial vegetation of stony banks [1220] – Unfavourable/Inadequate • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] – Unfavourable/Inadequate	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • [1220] Perennial vegetation of stony banks • [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts	• Water quality including nutrient levels, water clarity, sediment levels • Maintaining appropriate agricultural practices including grazing pressures. • Surface and ground water quality • Maintaining appropriate levels of disturbance • Water levels • Air quality • Tidal currents • Erosion and deposition rates

Table 2 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[8]	Conservation Management Objectives[9]	Conditions underpinning site integrity[10]
Baldoyle Bay SAC (000199)	Annex I habitats for which the site is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410]	• Mudflats and sandflats not covered by seawater at low tide – Unfavourable/Inadequate • *Salicornia* and other annuals colonizing mud and sand – Unfavourable/Inadequate • Atlantic salt meadows – Unfavourable/Inadequate • Mediterranean salt meadows – Unfavourable/Inadequate	To maintain the favourable conservation condition of the following in Baldoyle Bay SAC: • Mudflats and sandflats not covered by seawater at low tide • *Salicornia* and other annuals colonizing mud and sand • Atlantic salt meadows • Mediterranean salt meadows	• Water quality including nutrient levels, water clarity, sediment levels • Appropriate agricultural practices including grazing pressures. • Surface and ground water quality • Appropriate levels of access and disturbance • Water levels • Air quality • Tidal currents • Erosion and deposition rates • Maintenance of habitat extent and condition

Table 2 Details of European Sites within 15km of lands included within Rush Urban Framework Plan boundary

Site Name & Code	Qualifying Interests	Current Conservation Status[8]	Conservation Management Objectives[9]	Conditions underpinning site integrity[10]
North Dublin Bay cSAC (000206)	Annex I habitats for which the sites is designated: • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • *Salicornia* and other annuals colonizing mud and sand [1310] • Atlantic salt meadows *Glauco-Puccinellietalia maritimae* [1330] • Mediterranean salt meadows *Juncetalia maritimi* [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] Annex II species for which the sites is designated: • Petalwort *Petalophyllum ralfsii* [1395]	• Mudflats and sandflats not covered by seawater at low tide – Unfavourable/Inadequate • Annual vegetation of drift lines – Unfavourable/Inadequate • *Salicornia* and other annuals colonizing mud and sand – Unfavourable/Inadequate • Atlantic salt meadows – Unfavourable/Inadequate • Mediterranean salt meadows – Unfavourable/Inadequate • Embryonic shifting dunes – Unfavourable/Inadequate • Shifting dunes along the shoreline – Unfavourable/Inadequate • Fixed coastal dunes –Unfavourable/ Bad • Humid dune slacks – Unfavourable/ Inadequate Annex II species for which the sites is designated: • Petalwort - Favourable	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • *Salicornia* and other annuals colonizing mud and sand • Atlantic salt meadows • Petalwort • Mediterranean salt meadows • Embryonic shifting dunes • Shifting dunes along the shoreline • Fixed coastal dunes with herbaceous vegetation • Humid dune slacks	• Water quality including nutrient levels, water clarity, sediment levels • Appropriate agricultural practices including grazing pressures. • Surface and ground water quality • Appropriate levels of disturbance • Water levels • Air quality • Tidal currents • Erosion and deposition rates • Height and frequency of the tides availability of foreshore sand and the average strength of the on-shore winds • Damp, calcareous sand in dune slacks and machair
Howth Head SAC (000202)	Annex I habitats for which the sites is designated: • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030]	• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] – Unfavourable/Inadequate • European dry heaths [4030] - Unfavourable/Bad	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030]	• Controlling heath Fires • Controlling recreational activities, visitor pressure

(Footnotes)
1Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
2 Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
3 Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
4 Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
5 Sourced from Status of EU Protected Habitats and Species in Ireland (NPWS, 2013).
6 Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
7 Sourced from Table A3.1 Details of European Sites within 15km of Donabate LAP, NIR, 2016
8 Sourced from Status of EU Protected Habitats and Species in Ireland (NPWS, 2013).
9 Sourced from Site Conservation Objectives (www.npws.ie accessed 13/12/17)
10 Sourced from Table A3.1 Details of European Sites within 15km of Donabate LAP, NIR, 2016

E Appendix

Rush

Draft Urban Framework Plan
April 2018

Fingal Development Plan 2017 - 2023 | **www.fingal.ie** |

Comhairle Contae
Fhine Gall
Fingal County
Council