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Marine & Environmental Consultancy

Appropriate Assessment Screening for a Proposed Large-Scale Residential Development (LRD) at Gowan Motors Compound, Merrion Road, Dublin 4.

04th September 2024

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Merrion Compound Land Limited

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie
Directors: Bryan Deegan and Sara Corcoran
Company No.427560 VAT No. 9649832U
www.altemar.ie

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Introduction

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

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Merrion Compound Land Limited. The project relates to a LRD at Gowan Motors Compound, Merrion Road, Dublin 4.

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

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Background to the Appropriate Assessment

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

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

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

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

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

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

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

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

Stages of the Appropriate Assessment

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

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

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

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

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

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to the management of European sites.

Description of the Proposed Project

Planning permission is sought for a Large-Scale Residential Development delivering 200 no. student residential units within two blocks. The blocks range in height up to 6 storeys with a basement below. All associated internal and external amenity space, car and cycle parking, landscaping, bin stores, service provision and vehicular and pedestrian accesses are also proposed.

The proposed site outline, site location, site plan and proposed elevations are demonstrated in figures 1-4. The Landscape plan is seen in Figure 5. A biodiversity Enhancement Plan is being submitted with the proposed application.

Drainage

A Civil and Structural Engineering Services Report has been prepared by Tent Engineering Ltd. to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

Proposed Surface Water Drainage

''All surface water from the proposed site area is actively drained and appropriately discharged, ultimately into a combined sewer of the existing network.

Green Blue roofs have been incorporated following the 'Green & Blue Roof Guide 2021'.
(a) A lightweight green roof cover, as part of a blue roof is proposed for flat roof areas. >70% of the flat roof area between the parapets (intensive). This contributes to the interception storage during storm events and reduces the flow and discharge rates from the impermeable roof surface and blue roof storage requirements (ref. Appendix F for typical Green/Blue Roof detail).
(b) >70% of the flat roof area provides blue roof short-term soak-away storage volume. A storage depth of 80mm is allowed for, offering a combined total volume of circa 23.44m3 of attenuation storage. Blue roof flow rates are limited based on natural flow rates (QBAR) for the relevant catchment areas, with an overflow system that avoids increased accumulation past the 80mm blue roof depth (ref. Appendix F for typical Green/Blue Roof detail). Each blue roof is limited to a discharge rate of 0.13L/s.
(c) The development will feature permeable paving across all foot and cycle paths, roads, and terraced areas. By implementing permeable paving, the site is expected to achieve a reduction in stormwater runoff by approximately 70% compared to conventional hard surfaces. Permeable paving will mitigate the risk of flooding but also promote groundwater recharge and improve water quality by filtering out pollutants.
(d) The site is equipped with Aco-drains strategically placed at entrances. These drains are designed to mitigate potential water accumulation, thereby minimizing the risk of water pooling.
(e) Rainwater garden planters, effectively manage stormwater while also enhancing the aesthetic appeal and ecological value of the site. These planters are designed to filter surface water runoff from sloped roof areas, thereby reducing the overall runoff volume. By capturing and treating rainwater, the planters decrease the burden on traditional drainage systems, promote natural infiltration, and improve water quality. The incorporation of rainwater garden planters on the site has reduced the required attenuation storage volume from 79m³ to 62.63m³. This adjustment not only lowers costs but also decreases the use of concrete, a carbonintensive material.''

Proposed Foul Water Drainage

'The foul water drainage system proposed for the site has been designed in accordance with the Irish Water 'Code of Practice for Wastewater Infrastructure'. All sewers drain via gravity, unless noted otherwise. Foul sewers and lateral drains should be designed to run at no more than 75% of pipe full conditions. Our site is bounded by Merrion Road in the Northeast direction. Existing services adjacent to our site offer a tie-in point for our sewer. An existing public combined sewer of ø300mm vitrified clay flows in Southerly direction. GIS maps offer sufficient detail at this stage. The site and Merrion Road have a mild slope, not to the detriment of pipe gradients, self-cleaning velocities, and invert levels.

Flood Risk Assessment

''According to the OPW flood maps, the site is not located within a potential flood zone. Following the site-specific information available on flood maps, there is no low, medium or high flood risk shown on our site.

Past historic flood events near our site date back more than 5 decades and new improved flood defences have been installed since, with no recent flood events recorded.

Our site is considered to be within Flood Zone C. The justification test is not needed. The proposed site level remains similar compared to the existing site level and no additional flood defence measures are necessary. Surface water on site will be adequately dealt with as per the proposed Civil infrastructure report and drawings, that form part of this planning application. The proposed on-site impermeable areas are actively drained and discharge to a combined sewer. Attenuation storage volume is provided through green blue roofs with limited discharge velocity.''

The proposed drainage layout is demonstrated in Figure 6 & 7.

Figure 1. *Proposed site outline and location*

Figure 2. *Proposed site outline*

Figure 3. *Proposed site layout plan*

Figure 4: *Proposed Elevations*

Figure 5. *Proposed landscape masterplan*

Figure 6. *Proposed foul water drainage layout*

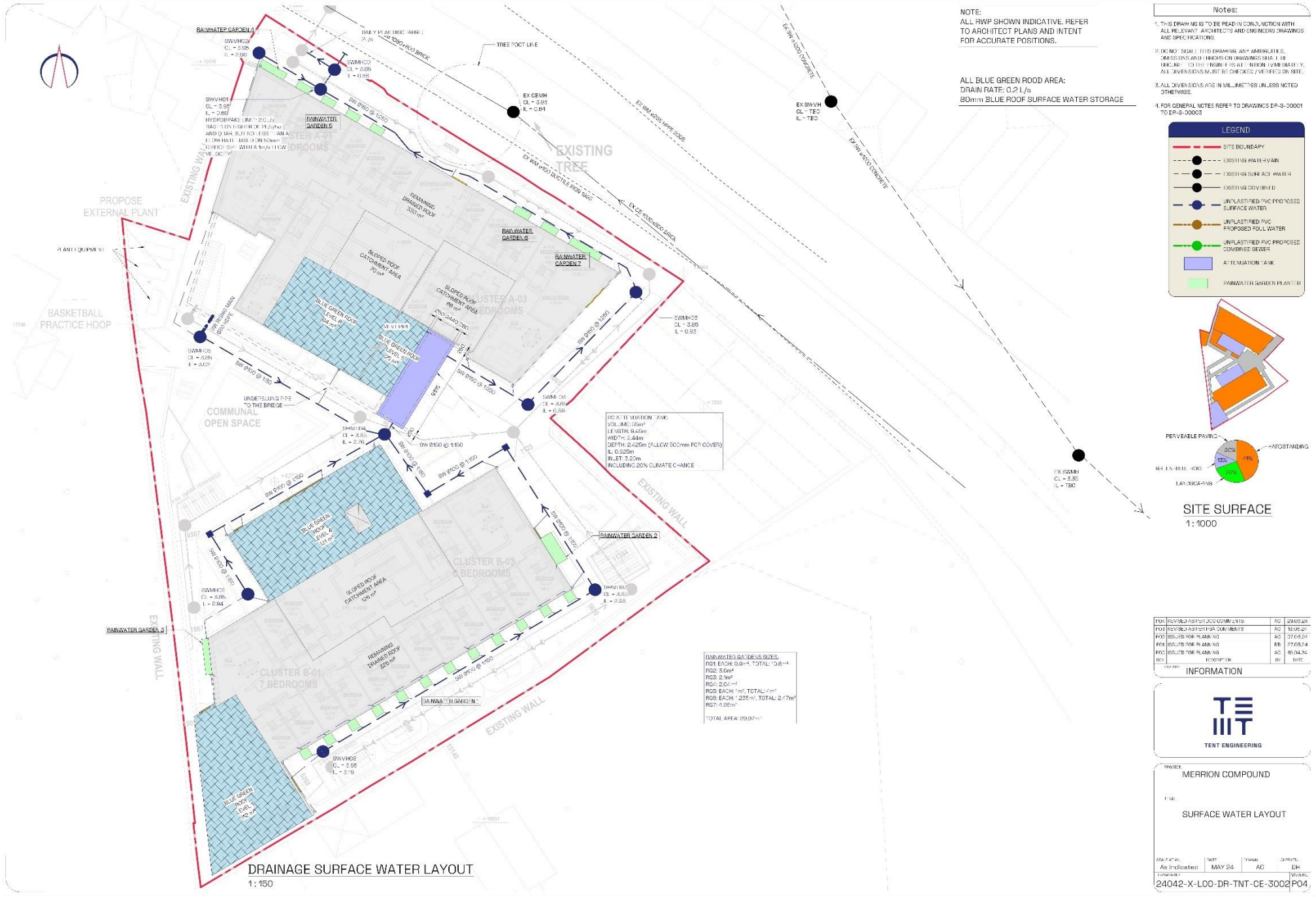

Figure 7. *Proposed surface water drainage layout*

Identification of Relevant European Sites

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

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the proposed development is 78m away (South Dublin Bay SAC).

The proposed development site is located within an urban environment. The nearest river waterbody to the subject site is the Elm Park Stream, located 223m south of the site boundary (Figure 9). Both surface and foul water discharge from the site will ultimately connect to the existing combined sewer on Merrion Road. The water will then be treated at Ringsend WwTP, prior to being discharged to Dublin Bay under licence. There is, therefore, an indirect hydrological pathway from the proposed development site to the European sites located within Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, and North-West Irish Sea SPA). However, given the minimum distance from the proposed development site to European sites at Dublin Bay, and the fact that foul and surface water will be treated at Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network prior to reaching the marine environment.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive and the precautionary principle, the area of assessment was expanded beyond the ZoI to include Natura 2000 sites within 15km of the proposed development site, and Natura 2000 sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA's and SAC's within 15km are seen in Figures 8 & 9. Watercourses, waterbodies, SACs and SPAs proximal to the site are demonstrated in Figures 9 & 10. Due to the significant dilution effects within the marine environment, it is considered that no Natura 2000 sites with a direct or indirect pathway are noted beyond 15km, and no impacts are foreseen on Natura 2000 sites beyond 15km.

Table 1. Proximity to designated sites of conservation importance

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE0000210	South Dublin Bay SAC	78m
IE0000206	North Dublin Bay SAC	4.8 km
IE0003000	Rockabill to Dalkey Island SAC	7.7 km
IE0000202	Howth Head SAC	9.4 km
IE0002122	Wicklow Mountains SAC	10.1 km
IE0000199	Baldoyle Bay SAC	10.3 km
IE0000725	Knocksink Wood SAC	11.6 km
IE0001209	Glenasmole Valley SAC	13.1 km
IE0000713	Ballyman Glen SAC	12.4 km
IE0002193	Ireland's Eye SAC	13.4 km
IE0000205	Malahide Estuary SAC	14.2 km

Site Code	NATURA 2000 Site	Distance
Special Protection Areas		
IE0004024	South Dublin Bay and River Tolka Estuary SPA	107 m
IE0004006	North Bull Island SPA	3.4 km
IE0004326	North-West Irish Sea SPA	5 km
IE0004172	Dalkey Islands SPA	8.5 km
IE0004040	Wicklow Mountains SPA	10.0 km
IE0004016	Baldoyle Bay SPA	10.3 km
IE0004113	Howth Head Coast SPA	11.4 km
IE0004117	Ireland's Eye SPA	13.0 km
IE0004025	Malahide Estuary SPA	14.9 km

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

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annua ls colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impact** The proposed development site is located approximately 78m from the South Dublin Bay SAC. There is no direct hydrological pathway from the proposed development to this SAC. There is an indirect pathway from the proposed development to this SAC via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network on Merrion Road. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SAC. Given that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000206	North Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Features of Interest Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*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] *Petalophyllum ralfsii* (Petalwort) [1395] **Potential Impact** The proposed development site is located approximately 4.8 km from the North Dublin Bay SAC. There is no direct hydrological pathway from the proposed development to this SAC. There is an indirect pathway from the proposed development to this SAC via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SAC. Given the distance from the proposed development site to this SAC (4.8 km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE003000	Rockabill to Dalkey Island SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Reefs [1170] Harbour Porpoise (*Phocoena phocoena*) [1351] **Potential Impacts** The development site is located within an urban area 7.7 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. There is a remote indirect pathway from the proposed development to this SAC via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface

European Site Code	Name	Screened IN/OUT	Details/Reason
			water will be treated under licence prior to being discharged to Dublin Bay. Given the distance from the proposed development site to this SAC (7.7 km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network in RIngsend. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No significant impacts on the qualifying interests of this SAC are foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE000202	Howth Head SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impacts** The development site is located within an urban area 9.4 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. There is an indirect pathway from the proposed development to this SAC via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay. Given the distance from the proposed development site to this SAC (9.4 km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network at Ringsend. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No significant impacts on the qualifying interests of this SAC are foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with *Erica tetralix* [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the *Violetalia calaminariae* [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Otter (*Lutra lutra*) [1355] **Potential Impacts** The proposed development is located 10.1km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects are likely**
IE000199	Baldoyle Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] **Potential Impact** The proposed development site is located in an urban environment 10.3 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Given that this SAC is located at a minimum of 10.3 km across a marine environment, it is considered that there is no direct or indirect hydrological connection to this SAC. The proposed foul and surface water drainage strategy will not impact on the qualifying interests of this SAC. No significant impacts on the qualifying interests of this SAC are foreseen.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE0000725	Knocksink Wood SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (*Cratoneurion*) [7220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (*Alno-Padion, Alnion incanae, Salicion albae*) [91E0] **Potential Impact** The proposed development is located 11.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects are likely**
IE001209	Glenasmole Valley SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Semi-Natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410] Petrifying springs with tufa formation (*Cratoneurion*) [7220] **Potential Impact** The proposed development is located 13.1 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects are likely**

European Site Code	Name	Screened IN/OUT	Details/Reason
IE000713	Ballyman Glen SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (*Cratoneurion*) [7220] Alkaline fens [7230] **Potential Impact** The proposed development is located 12.4 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects are likely**
IE0002193	Ireland's Eye SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] **Potential Impact** The proposed development site is located in an urban environment 13.4 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Given that this SAC is located at a minimum of 13.4 km across a marine environment, it is considered that there is no indirect hydrological connection to this SAC. The proposed surface water drainage strategy will not impact on the qualifying interests of this SAC. In the absence of mitigation measures, any silt or pollutants will settle, be dispersed or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE000205	Malahide Estuary SAC	**OUT**	**Conservation Objectives:** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising 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] **Potential Impact** The proposed development site is located in an urban environment 14.2 km from this SAC (Figure 8). There is no direct hydrological pathway from the proposed development site to the SAC. Given that this SAC is located at a minimum of 14.2 km across a marine environment, it is considered that there is no indirect hydrological connection to this SAC. The proposed water drainage strategy will not impact on the qualifying interests of this SAC. In the absence of mitigation measures, any silt or pollutants will settle, be dispersed or diluted within the marine environment. No significant impacts on the qualifying interests of this SAC are foreseen. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level**.** **Features of Interest** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located approximately 107m from this SPA. There is no direct hydrological pathway from the proposed development to this SPA.

European Site Code	Name	Screened IN/OUT	Details/Reason
			There is an indirect pathway from the proposed development to this SPA via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Noise from construction or operation would not be expected to impact on the qualifying interests of the SPA. The site is within an urban area with both the Merrion Road and Railway/DART Line within the intervening distance which would create substantial background noise. In addition, the nearest area of the SPA to the proposed development is at the road intersection of the DART line at Merrion Gates, where there high levels of noise due to rail and road traffic. In addition, this area has the first access to the mudflats and sandflats along this section of Merrion Road and as a result sees high levels of human and canine disturbance. The noise generated from the construction of the proposed development would not be expected to be higher than baseline noise levels in this area. Disturbance of qualifying interests would not be expected as a result of the proposed development. Buildings in the vicinity of the proposed development are of similar height or taller. Buildings in the vicinity include St Vincents Hospital, the office buildings on Caritas Road and Tara Towers. The proposed development would not pose a significant flightline risk and is similar in height to adjacent buildings. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004006	North Bull Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149]

European Site Code	Name	Screened IN/OUT	Details/Reason
			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 (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within an urban environment 3.4 km from this SPA (Figure 9). There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given the distance from the proposed development site to this SPA (3.4 km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE004236	North-West Irish Sea cSPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Common Scoter (*Melanitta nigra*) [A065] Little Gull (*Larus minutus*) [A177] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184] Great Black-backed Gull (*Larus marinus*) [A187] Kittiwake (*Rissa tridactyla*) [A188] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Little Tern (*Sterna albifrons*) [A195] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Puffin (*Fratercula arctica*) [A204] **Potential Impacts** The proposed development site is located within a suburban area at a minimum of 5.0 km from this SPA (Figure 9). There is no direct hydrological pathway to this site. There is an indirect pathway from the proposed development to this SPA via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given the distance from the proposed development site to this SPA (5.0km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from the proposed site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE004172	Dalkey Islands SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] **Potential Impact** The proposed development site is located within an urban environment 8.5 km from this SPA (Figure 9). There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via the combined foul and surface water drainage network. Both the foul and surface water from the site will be discharged to Ringsend WwTP, via the combined sewer network. The combined foul and surface water will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given the distance from the proposed development site to this SPA (8.5 km) and that foul and surface water drainage will be treated prior to being discharged into Dublin Bay, any pollutants, dust or silt laden run off that enters the drainage system will be dispersed, diluted, and ultimately treated along the public combined network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE0004040	Wicklow Mountains SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103] **Potential Impact** The proposed development is located 10.0 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. **No significant effects are likely**
IE004113	Howth Head Coast SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Kittiwake (*Rissa tridactyla*) [A188] **Potential Impact** The proposed development is located 10.0 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SPAare likely. **No significant effects are likely**
IE004016	Baldoyle Bay SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests**

European Site Code	Name	Screened IN/OUT	Details/Reason
			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] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within an urban environment 10.3 km from this SPA (Figure 9). There is no direct hydrological pathway from the proposed development to this SPA. Given that this SPA is located at a minimum of 10.3 km across a marine environment, it is considered that there is no indirect hydrological connection to this SPA. The proposed water drainage strategy will not impact on the qualifying interests of this SPA. In the absence of mitigation measures, any silt or pollutants will settle, be dispersed or diluted within the marine environment. Further, given the distance (10.3 km) to this SPA, no noise impacts are predicted on the qualifying interests of this SPA in the absence of mitigation measures. No significant impacts on the qualifying interests of this SPA are foreseen. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE0004117	Ireland's Eye SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Cormorant (*Phalacrocorax carbo*) [A017] Herring Gull (*Larus argentatus*) [A184] Kittiwake (*Rissa tridactyla*) [A188] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] **Potential Impact** The proposed development site is located within an urban environment 13.0 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given that this SPA is located at a minimum of 13.0 km across a marine environment, it is considered that there is no indirect hydrological connection to this SPA. The proposed foul and surface water drainage strategy will not impact on the qualifying interests of this SPA. In the absence of mitigation measures, any silt or pollutants will settle, be dispersed or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No significant effects likely
IE004025	Malahide Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** 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] **Potential Impact** The proposed development site is located within an urban environment 14.9 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given that this SPA is located at a minimum of 14.9 km across a marine environment, it is considered that there is no indirect hydrological connection to this SPA. The proposed foul and surface water drainage strategy will not impact on the qualifying interests of this SPA. In the absence of mitigation measures, any silt or pollutants will settle, be dispersed or diluted within the marine environment. No significant impacts on the qualifying interests of this SPA are foreseen. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**

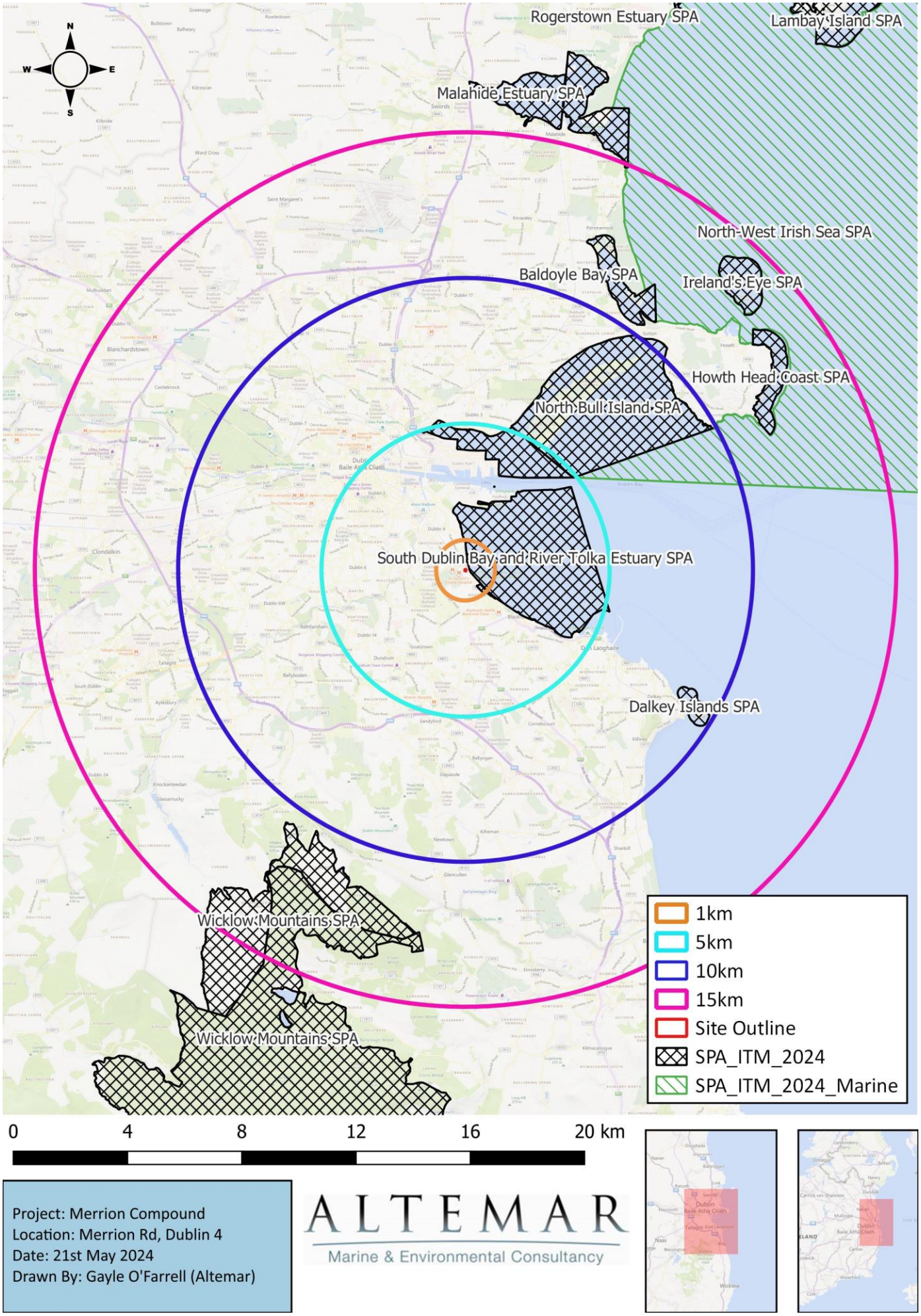

Figure 9. *Special Protection Areas (SPA) within 15km of the subject site*

Figure 10. *Waterbodies proximate to the subject site*

Figure 11. *SACs and watercourses within 1km of the subject site*

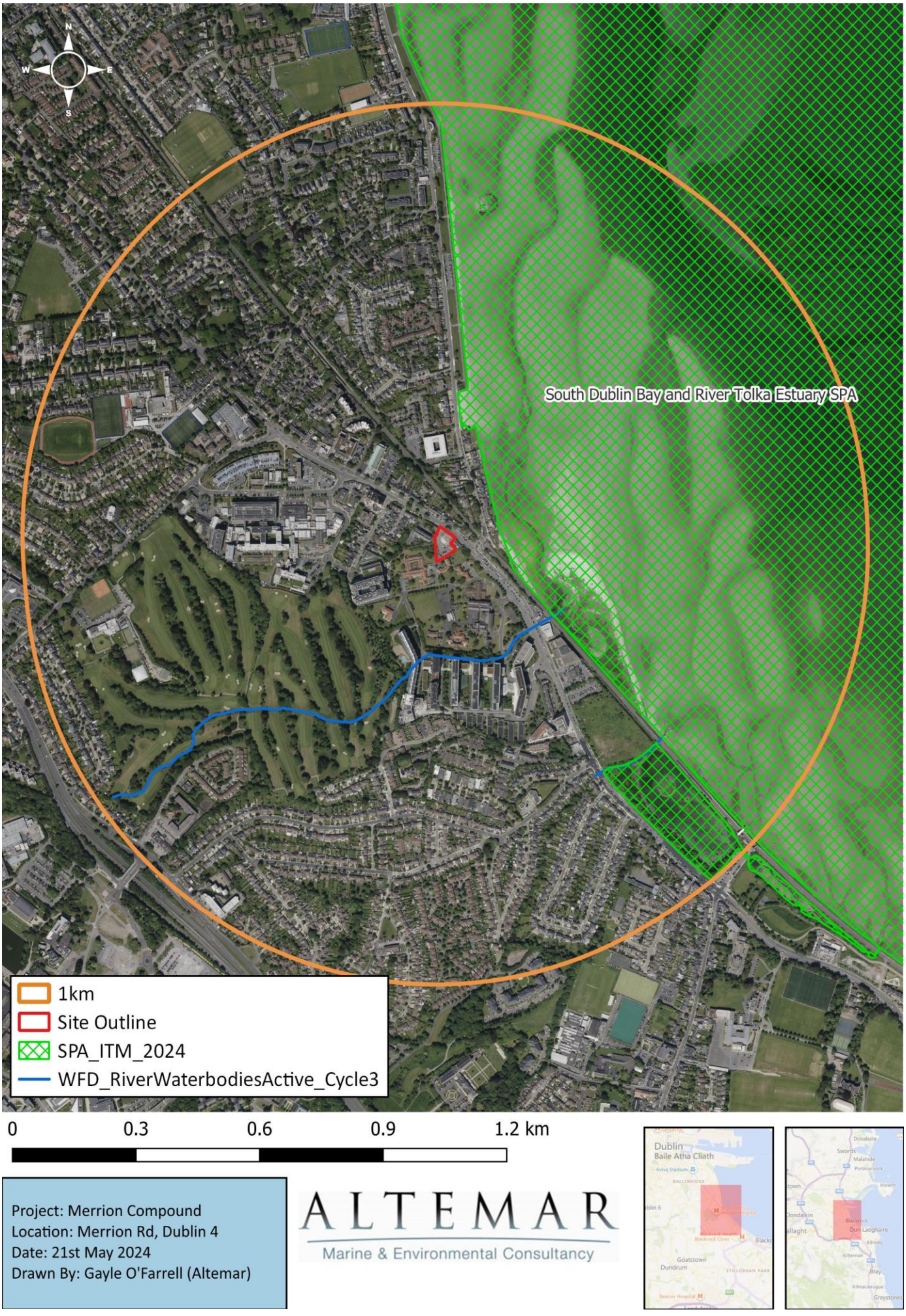

Figure 12. *SPAs and watercourses within 1km of the subject site*

In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. Approved planning applications proximate to the subject site

Ref. No.	Address	Proposal
5267/22	Lands to the south-east of Saint Vincent's Private Hospital (D04 N2E0), to the south-west of Caritas Convalescent Centre (D04 KX73) and to the north-east of Marmion House (D04 P2T8), off Merrion Road, Dublin 4	The development will consist of: (i) partial removal of stone boundary wall separating St. Vincent's Private Hospital and Caritas Convalescent Centre; (ii) creation of new roadway and footpath to tie in with existing access roads serving St. Vincent's Private Hospital and Caritas Convalescent Centre; (iii) provision of new infiltration trench and all associated SuDs works; (iv) all associated ancillary works necessary to facilitate the development. The proposed development will facilitate enhanced permeability and ease of access within the wider Saint Vincent's and Religious Sisters of Charity campuses.
3314/24	The Gowan Motor Site, 143 Merrion Road, Dublin 4	Permission for development at a site of c. 0.2212ha located at "The Gowan Motors Site", 143 Merrion Road, Dublin 4. The site is located south of Merrion Road and west of Herbert Avenue on a corner site. The development will consist of an amendment to the apartment development as permitted under DCC Reg. Ref. 4240/19 (ABP-306756-20) (and amended by DCC Reg. Ref. 4906/22) as follows: • Revised basement layout to facilitate the plant / sprinkler system and 2 no. additional cargo bike parking spaces resulting in a reduction in permitted car parking by 2 no. spaces (40 no. car parking spaces now provided). • Minor alterations to apartment layouts at all floors. The number and mix of permitted apartment types remain unchanged. • Revised layout of ESB substation and switch room at ground floor level. • Amendments to permitted elevations including revised fenestration, parapets, balconies, roof design and all associated works to facilitate these amendments.
2986/20	Herbert Montessori School, 10, Herbert Avenue, Merrion Road, Dublin 4	PERMISSION & RETENTION: Planning Permission for development comprising retention of unauthorised development to rear consisting of a part single, part two storey extension exceeding the permitted floor area by 29.5 sqm at ground floor level and 1.5 sqm at first floor level with modified design; and an increase in the maximum permitted number of childcare places from 38 to 64 places.
WEB1126/21	25, Herbert Avenue, off Merrion Road, Ballsbridge, Dublin 4	First floor extension over ground floor level access to side with connection to all services and associated site works
2778/20	St. Vincent's University Hospital, Elm Park, Dublin 4	Planning Permission for a temporary period of seven years for development at a c. 0.1065 ha site at St. Vincent's University Hospital, Elm Park, Dublin 4, D04 T6F4. The development consists of the construction of a single storey structure (c. 515 sqm) to the north east of the St. Vincent's University Hospital Campus, adjacent to the St. Rita's building, for a temporary period of 7 no. years to accommodate the relocation of the Human Resources/Medical Administration Department and all associated site development works and site services.
4935/23	Saint Vincent's Private Hospital, Elm Park, Merrion Road, Dublin 4	The development will consist of 1 no. modular building circa 178m2 over 2 storeys containing satellite laboratory and associated plant and offices to rear of existing hospital building.
1518/22	260, Merrion Road, Dublin 4, D04 X5C6	Development consisting of the change of use from offices to a residential unit and the construction of a part single-storey and part two-storey extension to the rear of the property, internal alterations to the existing building and all associated site works and services.

3936/23	St. Vincent's Private Hospital, Elm Park, Merrion Road, Dublin 4	The development will consist of: • The construction of a three storey infill extension to St. Vincent Private Hospital at ground, first and second floor levels (c. 330 sqm); • A new plant room at roof level and associated external fire escape stair; • All associated works to facilitate the development
4302/23	Ealand Lodge, 2 Strand Road, Sandymount, Dublin 4	Permission consisting of the following principal elements: 1. demolition of existing single storey lean-to-kitchen and garage structures; 2. construction of a new single storey extension to the north of the existing house, 3. internal alterations and refurbishment works to existing house, 4. raising the level of the existing boundary wall and entrance piers on Strand Road, 5. Widening existing vehicular entrance to the south, 6. the development will include all associated landscaping drainage and site development works.

During construction it is proposed to discharge to foul and surface water to combined sewer which discharges to Ringsend WwTP. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. It is noted that a planning permission for a new upgrade to this facility was received in 2019 and is currently in the process of construction/ implementation. The upgrade works commenced in 2018 and are expected to be fully completed by 2025. When all the proposed works are complete in 2025, the Ringsend Wastewater Treatment Plant will be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards.

The 2019 planning permission facilitated upgrading works to meet nitrogen and phosphorus standards set out in the licence, which are temporarily exceeded currently. Works on the first of four contracts to retrofit the existing treatment tanks with aerobic granular sludge technology commenced in November 2020 and was completed in December 2021. In September 2021, the second contract was awarded, and its construction works commenced in November 2021 and is expected to take approximately 2 years to complete. The upgrade works will result in treatment of sewage to a higher quality than current, thereby ensuring effluent discharge to Dublin Bay will comply with the Urban Wastewater Treatment Directive for a population equivalent of 2.1 million by Q4 2023. In November 2021, the third contract was awarded. The fourth contract is scheduled to commence in mid-2023.

As outlined by Uisce Éireann in relation to Ringsend Wastewater Treatment Plant[2] '*The major upgrade that is now underway will allow the Ringsend WwTP to treat the increasing volumes of wastewater arriving at the plant to the required standard, enabling future housing and commercial development. The project will deliver, on a phased basis, the capacity to treat the wastewater for a population equivalent of 2.4 million while achieving the standards of the Urban Wastewater Treatment Directive. Uisce Éireann is working to provide infrastructure to achieve compliance with the Urban Wastewater Treatment Directive for a population equivalent of 2.1 million in the second half of 2023. When all the proposed works are complete in 2025, the Ringsend Wastewater Treatment Plant will be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards*.' The Ringsend WwTP will have capacity for the proposed development within the proposed construction and operational phases of the project.

Following a review of the above projects it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen. **No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.**

Conclusions

The proposed development site is located within a densely populated urban environment. The proposed development is in place of similar permitted development reg ref 3963/21 which was for two blocks of

[2] https://www.water.ie/projects/local-projects/ringsend/

apartments providing 46 units. The proposed development would have a similar impact to that of the permitted development.

The nearest European site is South Dublin Bay SAC (78m) (Figure 8). The nearest river waterbody to the subject site is the Elm Park Stream, located 223m south of the site boundary (Figure 8). Both surface and foul water discharge from the site will ultimately connect to the existing combined sewer on Merrion Road. The water will then be treated at Ringsend WwTP, prior to being discharged to Dublin Bay. There is, therefore, an indirect hydrological pathway from the proposed development site to the European sites located within Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, and North-West Irish Sea cSPA). However, given the minimum distance from the proposed development site to European sites at Dublin Bay, and the fact that foul and surface water will be treated at Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network prior to reaching the marine environment. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

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

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road maps and satellite imagery.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for the proposed residential development at Gowan Motors Compound, Merrion Road, Dublin 4.
Name and Location of EUROPEAN Sites Within 15km	South Dublin Bay SAC North Dublin Bay SAC Baldoyle Bay SAC Glenasmole Valley SAC Wicklow Mountains SAC Howth Head SAC Rockabill to Dalkey Island SAC Malahide Estuary SAC Ireland's Eye SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA North-West Irish Sea cSPA Baldoyle Bay SPA Wicklow Mountains SPA Dalkey Islands SPA Malahide Estuary SPA Howth Head Coast SPA Ireland's Eye SPA

Project Description	Residential Development
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the EUROPEAN site	None
The assessment of significant effects	
Describe how the project is likely to affect the EUROPEAN site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Site Visit and Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No European sites are within the zone of influence of these works. There is no direct hydrological pathway to European sites. Having taken into consideration the foul and surface water discharge from the proposed development is to combined sewer, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway to conservation sites, and the dilution effect and treatment of effluent and surface runoff, it is concluded that, in the absence of mitigation, the proposed development would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

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