

Appropriate Assessment Screening & Natura Impact Statement - Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a proposed mixed-use development at a site on Stradbroke Road, Mountashton, Blackrock, Co. Dublin.



7<sup>th</sup> July 2022

**Prepared by:** Bryan Deegan (MCIEEM) of Altemar Ltd.  
**On behalf of:** Tetrarch Residential Ltd.

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Project	Appropriate Assessment Screening & Natura Impact Statement - Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a proposed mixed-use development at a site on Stradbroke Road, Mountashton, Blackrock, Co. Dublin.		
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## Introduction

The following Appropriate Assessment Screening and Natura Impact Statement – Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA has been prepared by **Altemar Ltd.** for a proposed mixed-use development at a site on Stradbroke Road, Mountashton, Blackrock, Co. Dublin.

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more Natura 2000 sites. Natura 2000 sites are those sites designated as Special Areas of Conservation (SAC), candidate SACs (cSACs) or Special Protection Areas (SPA).

This AA Screening and Natura Impact Statement examines whether the plan or project, either alone, or in combination with other plans and projects, in the view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European sites.

### [Altemar Ltd.](#)

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

## 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 Habitats 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), cSACs designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive, Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

*"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

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

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

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

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

- Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.
- The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:
  - Structure and function, and the respective role of the site's ecological assets;
  - Area, representativity and conservation status of the priority and nonpriority habitats in the site;
  - Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;

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

- *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 and Natura Impact Statement 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, 2021), 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 has been 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 Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

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

## Stage 1 Screening Assessment

### Management of the Site

The plan or project is not directly connected with, or necessary to the management of Natura 2000 sites.

### Description of the Proposed Project

The proposed mixed-use development at a site of some 0.4813 ha on Stradbrook Road, Mountashton, Blackrock, Co. Dublin will comprise: the demolition of existing buildings and surface car park, and the construction of: 108 No. Build-to-Rent serviced residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens at all elevations, across 2 No. blocks ranging between 3 to 7-storeys with set back at sixth-floor level and additional basement . The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular entrance ramp and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second, third, fourth and fifth-floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; PV panels on third, fourth and sixth-floor roof-level; and associated site landscaping, lighting and servicing, and all associated works above and below ground.

The proposed site outline, location, layout and roof plan, existing buildings and demolition plan are demonstrated in Figures 1-5.

### Landscape

The proposed landscape masterplan has been prepared by Murray & Associates to accompany this planning application. This landscape masterplan is demonstrated in Figure 6.

### Drainage

An Engineering Services Report has been prepared by Cronin & Sutton Consulting Engineers (CS Consulting) to accompany this planning application. This report outlines the following foul and surface water drainage strategy for the proposed development:

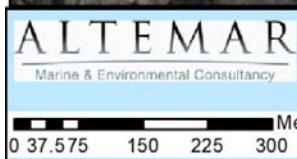
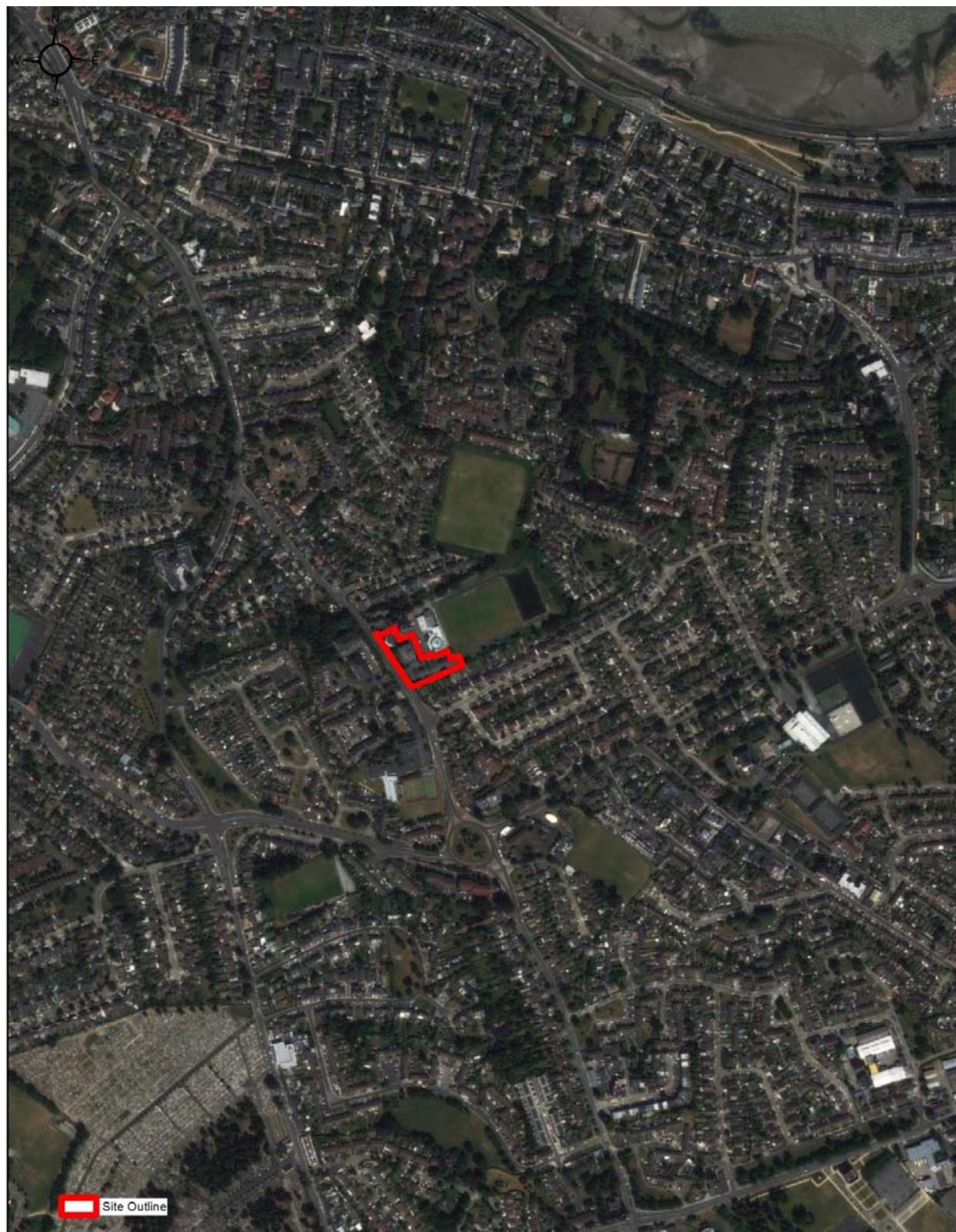
#### Foul Drainage

##### Existing Foul Arrangements

*'Irish Water drainage records indicate an existing 225mm diameter PVC pipe on Stradbrook Road approximately 85m to the north of the subject site flowing from south to north towards Rowan's Park Road (R827).*

##### **Proposed Outfall Works to Stradbrook Road**

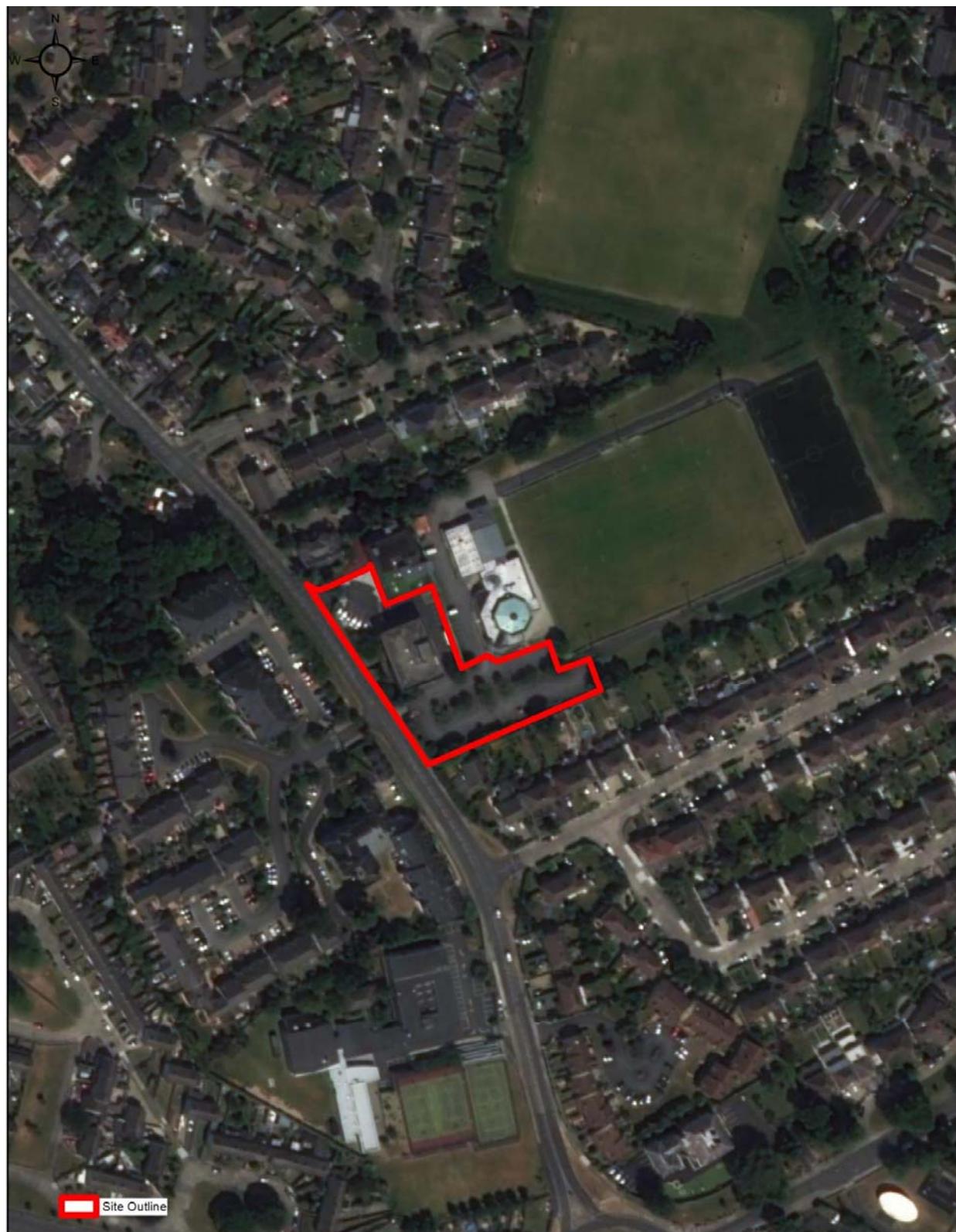
*The proposed development shall require a new 225mm foul sewer to traverse Stradbrook Road from the subject site to the existing Irish Water manhole further north. In discussions with Irish Water, they confirmed that they shall carry out the entirety of these external works with the respective costings agreed in the future connection agreement made between Irish Water and the Developer post the grant of planning.*

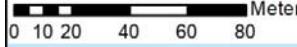


Project: Stradbroom Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



**Figure 1.** Proposed site outline and location

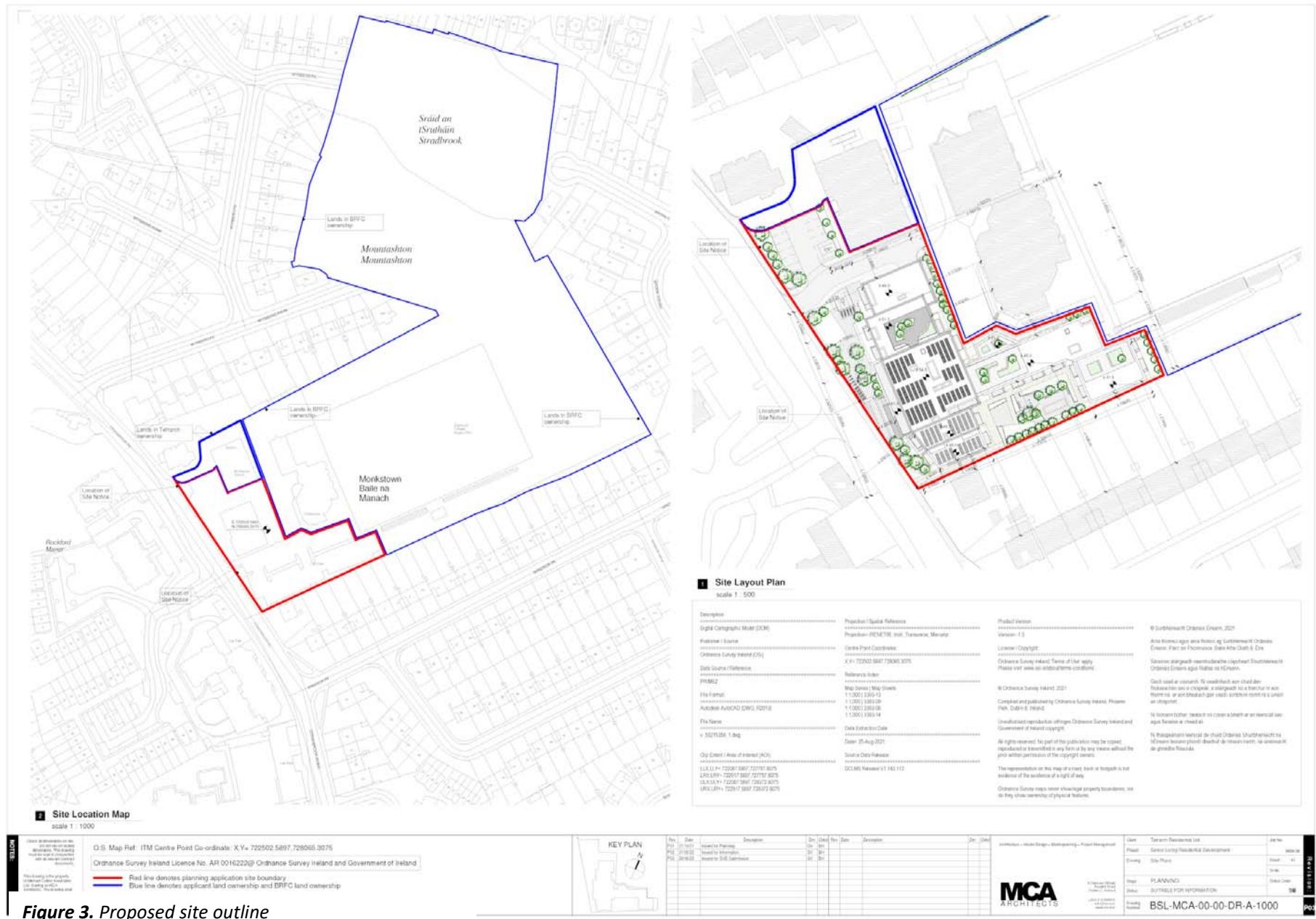


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**Figure 2.** Proposed site outline

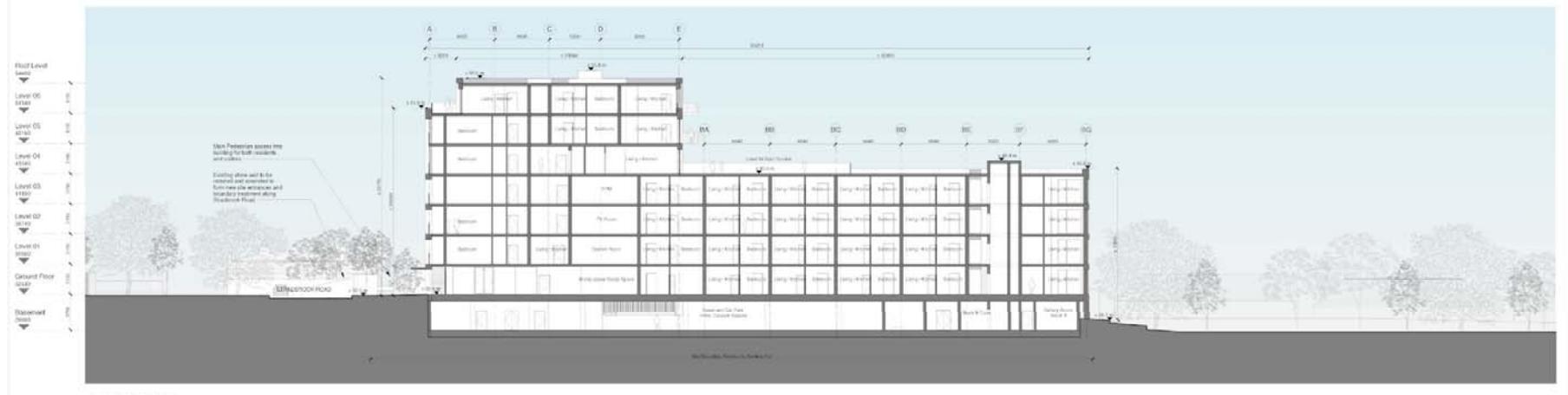
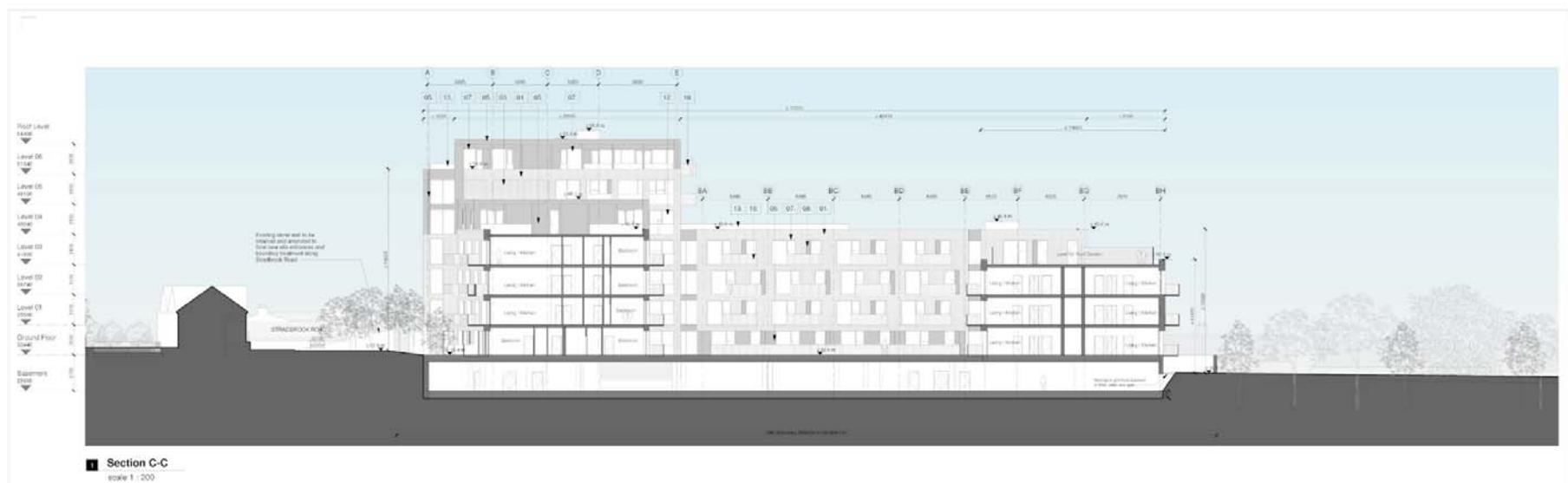


**Figure 3.** Proposed site outline



Figure 4. Proposed site layout

Figure 4. Proposed groundfloor plan



<b>NOTES</b>	<p>Details in drawings are indicative only. All details, sections and elevations are not to scale. All areas are approximate. The architect and designer accept no responsibility for any inaccuracies or omissions in these drawings.</p> <p>All drawings are copyright of MCA Architects Ltd. Any part of these drawings may not be reproduced without written permission from the architect and designer.</p> <p>Architect and designer accept no responsibility for any errors or omissions in these drawings.</p> <p>Architect and designer accept no responsibility for any changes made by the client or any other party without the prior written consent of the architect and designer.</p>													<b>Architect:</b> MCA Architects Ltd <b>Project:</b> New Living Residential Development <b>Section:</b> C & D <b>Date:</b> 10/01/2014 <b>Version:</b> 1 <b>PLANNING:</b> SUITABLE FOR INFORMATION <b>Ref:</b> BSL-MCA-00-XX-DR-A-1014																																							
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**Figure 5. Sections C & D**



Figure 6. Proposed landscape masterplan

### **Proposed Effluent Generation**

*Based on Irish Water guidelines, the proposed development shall generate the following foul effluent:*

*For the residential units:*

- *446l/ residential unit (based on 2.7 persons per residential unit x 150l/person/day, + a 10% increase factor).*
- *446l/day/residential unit x 108 units = 48,168 l/day = 48.2 m<sup>3</sup>/day;*
- *0.56 l/sec Average flow (1 DWF);*
- *3.36 l/sec Peak Flow (6 x DWF).*

### **Proposed Foul Drainage Arrangements**

*The drainage network for the development shall be in accordance with Part H of the Building Regulations and to the requirements and specifications of Irish Water.*

*A Pre-Connection Enquiry has been submitted to Irish Water and we received a favourable response in regard to a foul water connection.'*

In discussion with CS Consulting the foul water ultimately discharges to Ringsend WwTP.

### **Stormwater Drainage**

#### **Existing Storm Water Arrangements**

*'Following a review of Irish Water drainage records, there is an existing 225mm diameter stormwater drain flowing north on Stradbroke Road towards Rowan's Park Road (R827). The storm line increases in size to a 300mm and 450mm diameter pipe as it flows north.'*

#### **Proposed Storm Water Arrangements**

*'The proposed development shall require the demolition of the existing commercial building and car park facilities on site and the removal of the existing storm water system serving these elements of the development site. The proposed new storm water drainage arrangements shall be designed and carried out in accordance with:*

- i) *The Greater Dublin Strategic Drainage Study Volume 2,*
- ii) *The Greater Dublin Regional Code of Practice for Drainage Works,*
- iii) *BS EN – 752:2008, Drains & Sewer Systems Outside Buildings,*
- iv) *Part H, Building Drainage of The Building Regulation.'*

### **Proposed Attenuation Arrangements**

*In accordance with the requirements of the local authority all new developments are to limit their storm water discharge to 2 l/s/Ha or to Q-Bar whichever is the greater. The sites area of 0.48 ha confirms a limited discharge of 2.0 l/s from the applicant lands.*

*As the storm water shall connect to the re-routed stormwater sewer and 2.0 l/s is used as the restriction value for the development site. The attenuation volume to be retained on site for a 1-in-100-year extreme storm event, increased by 20% for the predicated effects of climate change indicates that a volume of 240m<sup>3</sup> shall be required to be provided. Therefore, all storm water events shall restrict flow from the development to 2.0 l/s by way of using a flow control device. The attenuation volume shall be provided in an attenuation tank sized to retain storm volumes predicated.'*

In discussion with CS Consulting the surface water ultimately discharges to Brewery Stream which enters the marine environment at Monkstown, Co. Dublin.

The proposed drainage layout and basement plan are demonstrated in Figures 7 & 8.

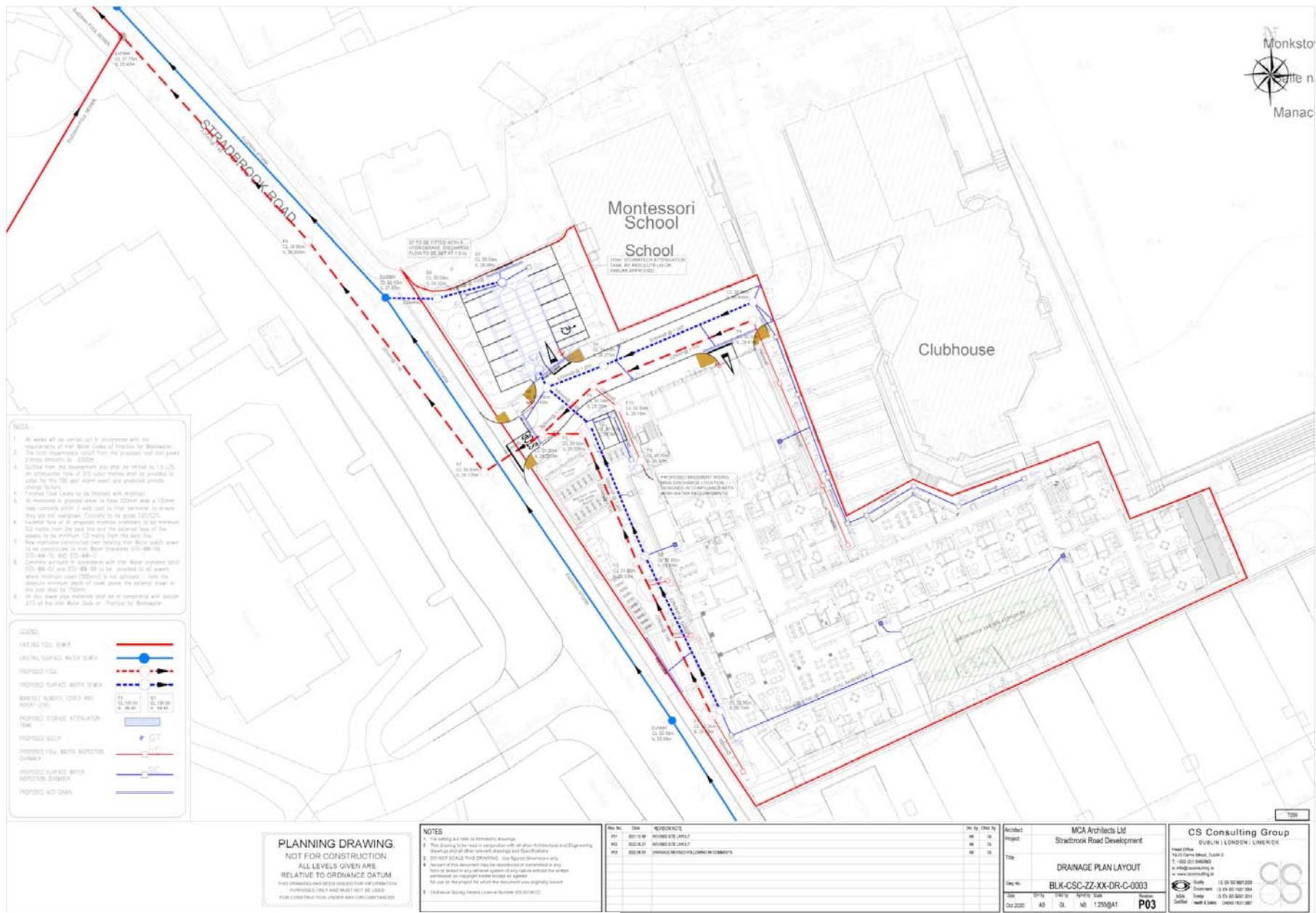


Figure 7. Ground floor – foul and surface water drainage layout

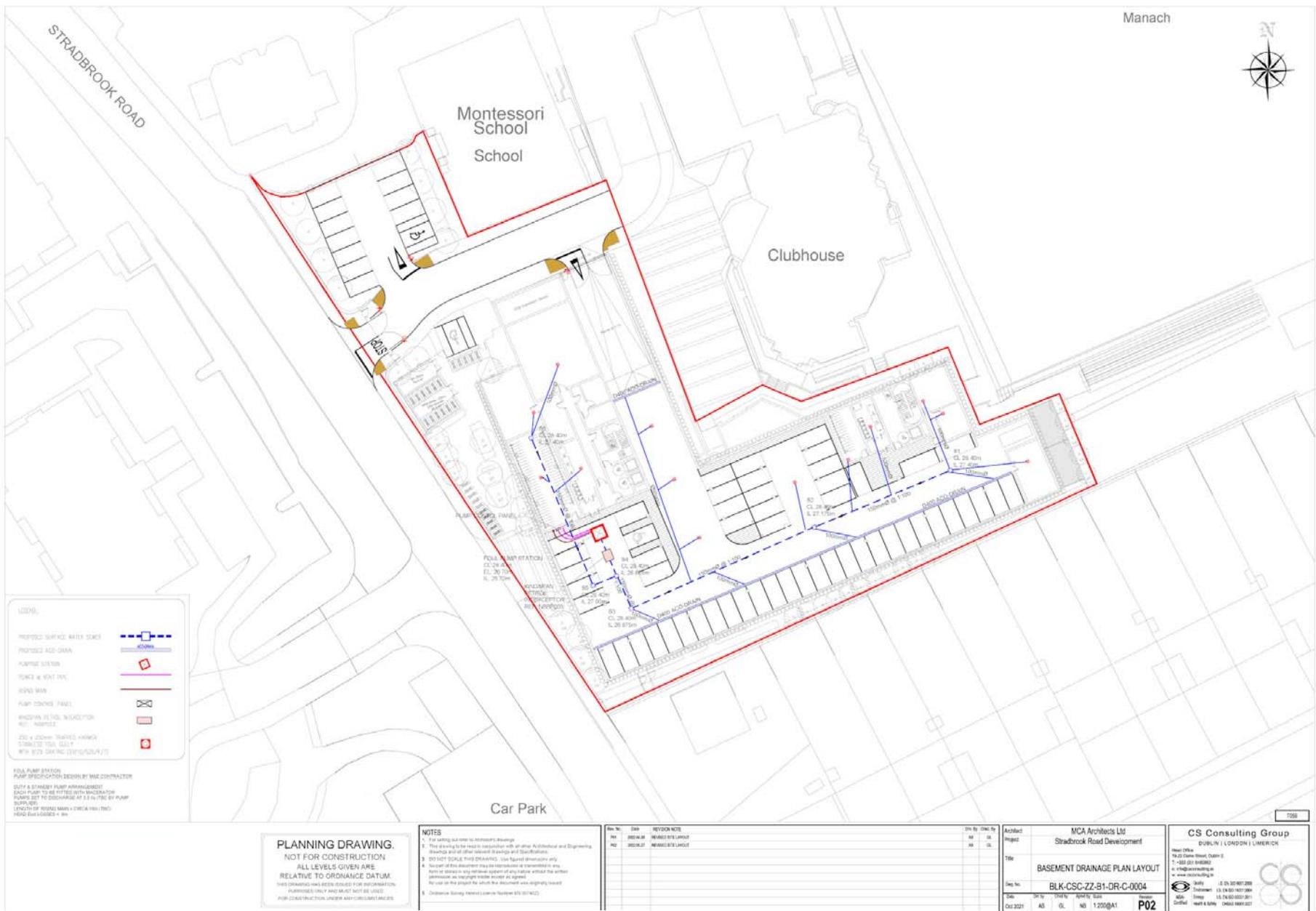


Figure 8. Basement Drainage Plan.

## Stage 1 Construction Management Plan

A Stage 1 Construction Management Plant has been prepared by CS Consulting Engineers to accompany this planning application. This report outlines the following:

### **Construction Program & Phasing**

*'Subject to a successful grant of planning, it is intended for the works to commence in Q4 2022. The proposed development is anticipated to be constructed over an 18 to 24-month period.'*

*The development is proposed to be constructed on the following basis;*

- Set up site perimeter hoarding, maintaining existing pedestrian and traffic routes around the site;
- Demolition and Site Clearance;
- Reduced Level excavations;
- Foundations and ground beams;
- Site services installations (drainage, power, water and the like);
- Construct Building Frame and Envelope;
- Mechanical and Electrical Fit-out;
- Finish Interior and Exterior Landscaping'

### **PROVISIONS FOR CONSTRUCTION**

#### **7.1 Hoarding, Set-up of Site & Access/Egress Points**

*'The site area shall be enclosed with hoarding, details of which are to be agreed with Dún Laoghaire-Rathdown County Council. Hoarding panels shall be maintained and kept clean for the duration of the project.*

*This shall involve erecting the hoarding around the proposed site perimeter in line with the finished development description.*

#### **7.2 Removal of Services**

*Prior to any works a utility survey shall be carried out to identify existing services. All services on site shall be disconnected, diverted or removed as agreed with service providers.*

#### **7.3 Site Clearance & Demolition**

*There is an existing building on the site. The existing building has a gross floor area of approx. 605 m<sup>2</sup> and this building shall be demolished to facilitate the proposed development.*

*The following is a high-level method statement for the demolition of the existing house:*

- Establish a site set-up and welfare facilities;
- Carry out an invasive species survey using a qualified and approved surveyor;
- Carry out a detailed services survey of the site to identify all buried services, determine what services are live, redundant and potentially serve neighbouring properties. This survey is to be performed before any demolition is performed on site.
- Carry out any necessary services diversions and decommissioning works.
- Demolition shall only take place following a full asbestos survey. Any materials identified as being hazardous shall be removed and disposed of in strict accordance with the applicable legislation. All services shall be disconnected and removed from the building along with a 'soft strip' of any fixtures, fittings and demountable non-load bearing structure. Demolition shall be completed by appropriately experienced and skilled Contractors who shall commence by removing the timber roof. Where possible material shall be removed by hand or by low impact equipment. Walls shall be demolished by pulling them from the top down back into the site so as not to impact on adjoining lands. The existing slab and concrete foundations shall be broken by excavators. All reinforced concrete shall be partially processed on site to separate the steel from the concrete. All materials shall either be fully separated on site and disposed of to the applicable landfills / processing facility or failing that material shall be sent to a processing facility for separation. Relevant certification and documentation confirming the final separation and most environmentally friendly disposal shall be available.

#### **7.4 Excavation**

*This development shall involve a bulk excavation and removal of material when forming the basement. A site investigation is to be conducted and shall determine the type of soil to be excavated and its chemical*

*composition. The basement area shall involve the excavation and removal from site of approximately 6825m<sup>3</sup> of material.*

*The Contractor shall prepare a Construction Waste Management Plan in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects” (Department of Environment, Heritage and Local Government, 2006) and ensure that all material is disposed of at an appropriately licensed land fill site. The Contractor must also outline detailed proposals within the Construction Management Plan to accommodate construction traffic.*

### **7.5 Site Service Installations**

*Drainage, power, water and the like shall be installed to serve the proposed development.*

### **7.6 Construction Stage**

*The structure of the proposed development is from 3 to 6 storeys high over a basement. Each storey sets back from the floor below with majority of the structure terminating at second floor. The third floor is a roof garden and roof top bar with a cantilevering floor plate.*

*The building is constructed as a reinforced concrete and steel frame with load bearing RC core walls and steel columns. The floor plates are constructed in precast slabs supported on steel beams and trusses.*

### **7.7 Superstructure**

*The construction of the superstructure shall involve the delivery of either prefabricated steel beams/columns, insitu reinforced concrete and precast concrete slabs.*

*As noted, the construction methodology and therefore the programme of the construction activities shall be dictated by the Contractor.*

*The following outlines a general construction sequence for the superstructure:*

#### **7.7.1 Buildings Structure:**

- *Install below ground services*
- *Construction of the foundation basement slab and permanent retaining wall structures;*
- *Construction of rising elements to ground floor and remaining foundations from ground level*
- *Construction of ground floor slab;*
- *Construction RC walls and erection of steel columns;*
- *Install steel beams*
- *Install precast slabs and pour in-situ structural screed;*
- *Repeat for upper floors.*

#### **7.7.2 Envelope / Cladding:**

- *Commencement of envelope works to ground floor when structure has progressed to third floor, with suitable temporary openings in the façade left for ease of transport of construction material.*

#### **7.7.3 Mechanical & Electrical fit-out:**

- *First fix shall commence at each level behind structure;*
- *This shall be followed by the second fix and the final connections.*

#### **7.7.4 Fit-out:**

- *Initial installation of stud work when cladding is complete, and floor is weather tight;*
- *Installation of equipment and associated connection to services;*
- *Completion of finishes.*

#### **7.7.5 Commissioning:**

- *The final commissioning period shall commence during fit-out;*
- *The above is an indicative construction sequence. The final sequence shall be dictated by the Contractor. The Contractor must issue a detailed construction programme outlining the various stages prior to commencement of works.’*

## Identification of Relevant Natura 2000 Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator “Appropriate Assessment Screening for Development Management” (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 sites to the proposed development are 0.9 km away (South Dublin Bay and River Tolka Estuary SPA and South Dublin Bay SAC).

The proposed development site is a brownfield site with existing buildings and hard standing located within the suburbs of Dublin. Given the proposed demolition, the site clearance and excavation works and the fact that the surface water network on Stradbroke Road discharges to the Brewery/Stradbroke Stream, out of an abundance of caution it is considered that the Zone of Influence (ZOI) of the proposed project extends beyond the site outline to include Natura 2000 sites located within Dublin Bay due to the indirect hydrological pathway via the Brewery Stream. In the absence of mitigation, there is the potential for dust and contaminated surface water runoff to enter the surface water network with the potential for downstream impacts on Natura 2000 sites located within Dublin Bay i.e. South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive and the precautionary principle, the area of assessment was expanded beyond the ZOI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All 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 9 & 10. Watercourses, waterbodies, SACs and SPAs proximal to the site are demonstrated in Figures 11 - 12. 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
<b>Special Areas of Conservation</b>		
IE000210	South Dublin Bay SAC	0.9 km
IE003000	Rockabill to Dalkey Island SAC	4.7 km
IE000206	North Dublin Bay SAC	6.3 km
IE000713	Ballyman Glen SAC	8.7 km
IE001209	Knocksink Wood SAC	8.9 km
IE002122	Wicklow Mountains SAC	9.6 km
IE000202	Howth Head SAC	9.9 km
IE000714	Bray Head SAC	11.3 km
IE000199	Baldoyle Bay SAC	11.9 km
IE002193	Ireland's Eye SAC	14.2 km
IE001209	Glenasmole Valley SAC	14.3 km
<b>Special Protection Area</b>		
IE004024	South Dublin Bay and River Tolka Estuary SPA	0.9 km
IE004172	Dalkey Islands SPA	4.6 km
IE004006	North Bull Island SPA	6.3 km
IE004113	Howth Head Coast SPA	10.8 km
IE004040	Wicklow Mountains SPA	9.9 km
IE004016	Baldoyle Bay SPA	11.9 km
IE004117	Ireland's Eye SPA	13.7 km

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

Natura Code	Name	Screened In/Out	Details/Reason
<b>Special Areas of Conservation</b>			
IE000210	South Dublin Bay SAC	IN	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Annual vegetation of drift lines [1210]  Salicornia and other annuals colonising mud and sand [1310]  Embryonic shifting dunes [2110]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 0.9 km from the South Dublin Bay SAC (Figure 9 &amp; 12).</p> <p>Given the proposed demolition, the site clearance and excavation works and the fact that the surface water network on Stradbrook Road discharges to the Brewery Stream, out of an abundance of caution it is considered that the Zone of Influence (ZOI) of the proposed project extends beyond the site outline to include this Natura 2000 site. It is considered that there is an indirect hydrological pathway to this SAC. In the absence of mitigation, there is the potential for dust, pollution and contaminated surface water runoff to enter the Brewery/Stradbrook Stream with the potential for downstream impacts on the qualifying interests of this SAC. During operation surface water will be directed to the surface water network in Stradbrook Road which discharges to the Brewery/Stradbrook Stream. Mitigation measures are required to ensure that dust, pollution and contaminated surface water runoff does not enter the Brewery/ Stradbrook Stream and, by extension, the marine environment at Dublin Bay.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SAC are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay SAC are likely, in the absence of mitigation measures, from the proposed works as a result of the indirect hydrological connection to the SAC from the proposed project, which involves demolition, excavation and construction works.</p> <p>Mitigation measures will need to be in place to prevent silt, pollution, dust and petrochemicals entering the</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Brewery/Stradbrook Stream, which has an indirect pathway to this SAC via the road drainage network. For these reasons mitigation measures are required and it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p><b>Significant effects are likely - Natura Impact Statement Required</b></p>
IE003000	Rockabill to Dalkey Island SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Reefs [1170] Harbour Porpoise (<i>Phocoena phocoena</i>) [1351]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 4.7 km from this SAC (Figure 9). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given that the drainage on Stradbrook Road discharges to the Brewery/ Stradbrook Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbrook Road network, there is the potential for silt, hazardous materials or pollutants to enter the marine environment via the Brewery/Stradbrook Stream. However, given the distance to this SAC (min. 4.7 km), and in the absence of mitigation measures, any silt or pollutants will settle, be dispersed, or diluted within the marine environment. Should Harbour Porpoise (<i>Phocoena phocoena</i>) be in the vicinity of the Stradbrook Stream during surface water discharge or dust, this is a highly mobile species and would avoid water that has been impacted by surface water contamination. No significant impacts on the qualifying interests of this SAC are foreseen.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SAC are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
IE000206	North Dublin Bay SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]  Annual vegetation of drift lines [1210]  Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Embryonic shifting dunes [2110]  Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]  Humid dune slacks [2190]  Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 5.7 km from this SAC (Figure 11). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given that the drainage on Stradbroke Road discharges to the Brewery/ Stradbroke Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbroke Road network, there is the potential for silt, hazardous materials or pollutants to enter the marine environment via the Brewery/Stradbroke Stream. However, given the distance to this SAC (min. 6.3 km), and 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.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SAC are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000202	Howth Head SAC	OUT	<b>Conservation Objectives</b>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 8.9 km from this SAC (Figure 11). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SAC via dust and surface water runoff. Given that the drainage on Stradbroke Road discharges to the Brewery/ Stradbroke Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbroke Road network, there is the potential for silt, hazardous materials or pollutants to enter the marine environment via the Brewery/Stradbroke Stream. However, given the distance to this SAC (min. 9.9 km), and 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.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SAC are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000713	Ballyman Glen SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Alkaline fens [7230]</p> <p><b>Potential Impact</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The proposed development site is located in an urban environment 8.7 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000725	Knocksink Wood SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]  Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]  Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 8.9 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE002122	Wicklow Mountains SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]  Natural dystrophic lakes and ponds [3160]  Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]  European dry heaths [4030]  Alpine and Boreal heaths [4060]  Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]  Species-rich <i>Nardus</i> 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 (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [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]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Otter (<i>Lutra lutra</i>) [1355]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 9.6 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE000199	Baldoyle Bay SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 11.9 km from this SAC (Figure 9). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>Given that this SAC is located at a minimum of 11.9 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. 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.</p> <p>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.</p> <p><b>No significant effects likely</b></p>
IE000714	Bray Head SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]</p> <p><b>Potential Impact</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The proposed development site is located in an urban environment 11.3 km from this SAC (Figure 9). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>Given that this SAC is located at a minimum of 11.3 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. 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.</p> <p>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.</p> <p><b>No significant effects likely</b></p>
IE0002193	Ireland's Eye SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located in an urban environment 14.2 km from this SAC (Figure 9). There is no direct hydrological pathway from the proposed development site to the SAC.</p> <p>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 foul and 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.</p> <p>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.</p> <p><b>No significant effects likely</b></p>
IE0001209	Glenasmole Valley SAC	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Semi-Natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]  Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]  Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 14.3 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
<b>Special Protection Areas</b>			
IE004024	South Dublin Bay and River Tolka Estuary SPA	IN	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Ringed Plover (<i>Charadrius hiaticula</i>) [A137]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Redshank (<i>Tringa totanus</i>) [A162]  Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]  Roseate Tern (<i>Sterna dougallii</i>) [A192]  Common Tern (<i>Sterna hirundo</i>) [A193]  Arctic Tern (<i>Sterna paradisaea</i>) [A194]  Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The development site is located within an urban area 0.9 km from the South Dublin Bay and River Tolka Estuary SPA (Figure 10 &amp; 13). Given the proposed demolition, the site clearance and excavation works and the fact that the surface water network on Stradbroke Road discharges to the Brewery Stream, out of an abundance of caution it is considered that the Zone of Influence (ZOI) of the proposed project extends beyond the site outline to include this Natura 2000 site. It is considered that there is an indirect hydrological pathway to this SPA. In the absence of mitigation, there is the potential for dust, pollution and contaminated surface water runoff to enter the Brewery/Stradbroke Stream with the potential for downstream impacts on the qualifying interests of this SPA. During operation surface water will be directed to the surface water network in Stradbroke Road which discharges to the Brewery/Stradbroke Stream. Mitigation measures are required to</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>ensure that dust, pollution and contaminated surface water runoff does not enter the Brewery/ Stradbrook Stream and, by extension, the marine environment at Dublin Bay.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SPA are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>Further, given that the proposed development is within a busy urban environment with roads, a railway line and housing between the proposed development and the SPA, proximate to a public bathing area, with dog walkers (Seapoint Beach) and railway station (Salthill and Monkstown), it is not considered that the localised noise from the development would be at significant levels above the baseline, to cause significant effects on the qualifying interests in this area of existing high disturbance.</p> <p>In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay and River Tolka SPA are likely, in the absence of mitigation measures, from the proposed works as a result of the indirect hydrological connection to the SPA from the proposed project, which involves demolition, excavation and construction works.</p> <p>Mitigation measures will need to be in place to prevent silt, pollution, dust and petrochemicals entering the Brewery/Stradbrook Stream, which has an indirect pathway to this SAC via the road drainage network. For these reasons mitigation measures are required and it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p>For these reasons (mitigation measures are required in relation to surface water and a direct pathway), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives.</p> <p><b>Significant effects are likely - Natura Impact Statement Required</b></p>
IE004172	Dalkey Islands SPA	OUT	<p><b>Conservation Objectives</b> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b> Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p><b>Potential Impact</b></p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>The proposed development site is located within an urban environment 4.6 km from this SPA (Figure 10). There is no direct hydrological pathway from the proposed development to this SPA.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via dust and surface water runoff. Given that the drainage on Stradbrook Road discharges to the Brewery/ Stradbrook Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbrook Road network, there is the potential for silt, hazardous materials or pollutants to enter the marine environment via the Brewery/Stradbrook Stream. However, given the distance to this SAC (min. 4.6 km), and 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.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SAC are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004006	North Bull Island SPA	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]  Shelduck (<i>Tadorna tadorna</i>) [A048]  Teal (<i>Anas crecca</i>) [A052]  Pintail (<i>Anas acuta</i>) [A054]  Shoveler (<i>Anas clypeata</i>) [A056]  Oystercatcher (<i>Haematopus ostralegus</i>) [A130]  Golden Plover (<i>Pluvialis apricaria</i>) [A140]  Grey Plover (<i>Pluvialis squatarola</i>) [A141]  Knot (<i>Calidris canutus</i>) [A143]  Sanderling (<i>Calidris alba</i>) [A144]  Dunlin (<i>Calidris alpina</i>) [A149]  Black-tailed Godwit (<i>Limosa limosa</i>) [A156]  Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]  Curlew (<i>Numenius arquata</i>) [A160]  Redshank (<i>Tringa totanus</i>) [A162]  Turnstone (<i>Arenaria interpres</i>) [A169]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 6.3 km from this SPA (Figure 10). There is no direct hydrological pathway from the proposed development to this SPA.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via dust and surface water runoff. Given that the drainage on Stradbrook Road discharges to the Brewery/ Stradbrook Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbrook Road network, there is the potential for silt, hazardous materials or pollutants to enter the marine environment via the Brewery/Stradbrook Stream. However, given the distance to this SPA (min. 6.3 km), and 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.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SPA are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network.</p> <p>No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE004113	Howth Head Coast SPA	OUT	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Kittiwake (<i>Rissa tridactyla</i>) [A188]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 10.8 km from this SPA (Figure 11). There is no direct hydrological pathway from the proposed development to this SPA.</p> <p>Out of an abundance of caution, it is considered that there is an indirect hydrological pathway to this SPA via dust and surface water runoff. Given that the drainage on Stradbrook Road discharges to the Brewery/ Stradbrook Stream and that it is proposed to discharge surface water (after attenuation) to the Stradbrook Road network, there is the potential for silt, hazardous</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p>materials or pollutants to enter the marine environment via the Brewery/Stradbroke Stream. However, given the distance to this SPA (min. 10.8 km), and 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.</p> <p>There is an indirect hydrological pathway to this SPA via the proposed foul wastewater drainage strategy. Foul wastewater will be connected to an existing public foul network, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Silt or pollutants will be treated along this network under licence. In the absence of mitigation measures, no significant impacts on the qualifying interests of this SPA are foreseen along this indirect hydrological pathway of foul wastewater to an existing public network. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE0004040	Wicklow Mountains SPA	OUT	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103]</p> <p><b>Potential Impact</b></p> <p>The proposed development area is a brownfield site and is located within a suburban environment 9.9 km from this SPA. No potential impact is foreseen. There is no direct or indirect hydrological pathway from the proposed development site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p><b>No significant effects likely</b></p>
IE0004016	Baldoyle Bay SPA	OUT	<p><b>Conservation Objectives</b></p> <p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p><b>Qualifying Interests</b></p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Wetland and Waterbirds [A999]</p>

Natura Code	Name	Screened In/Out	Details/Reason
			<p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 11.9 km from this SPA (Figure 11). There is no direct hydrological pathway from the proposed development to this SPA. Given that this SPA is located at a minimum of 11.9 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. Further, given the distance (11.9 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.</p> <p>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.</p> <p><b>No significant effects likely</b></p>
IE0004117	Ireland's Eye SPA	OUT	<p><b>Conservation Objectives</b></p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p> <p><b>Qualifying Interests</b></p> <p>Cormorant (<i>Phalacrocorax carbo</i>) [A017]  Herring Gull (<i>Larus argentatus</i>) [A184]  Kittiwake (<i>Rissa tridactyla</i>) [A188]  Guillemot (<i>Uria aalge</i>) [A199]  Razorbill (<i>Alca torda</i>) [A200]</p> <p><b>Potential Impact</b></p> <p>The proposed development site is located within an urban environment 13.7 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 13.7 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. Further, given the distance (13.7 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.</p> <p>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.</p> <p><b>No significant effects likely</b></p>

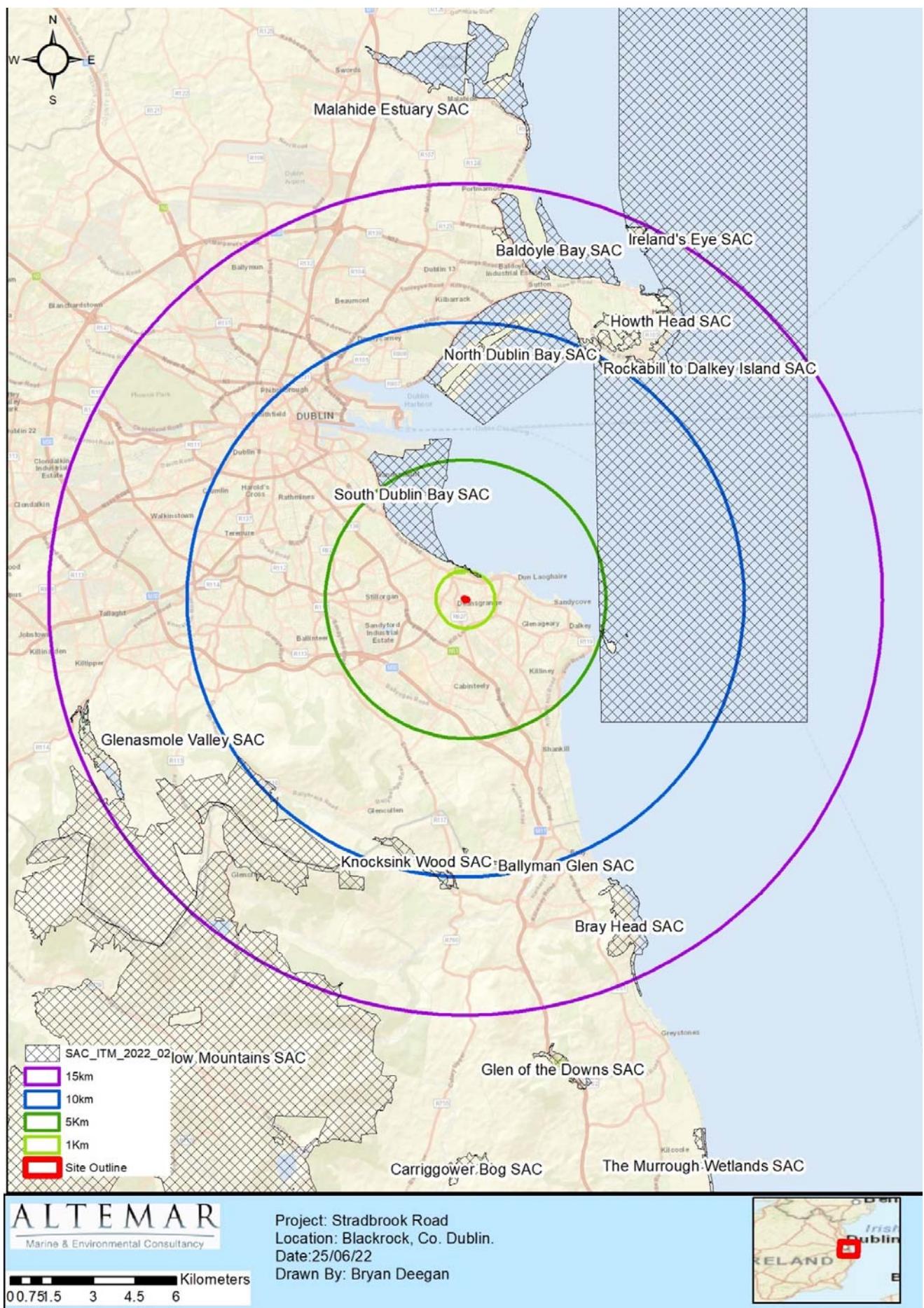
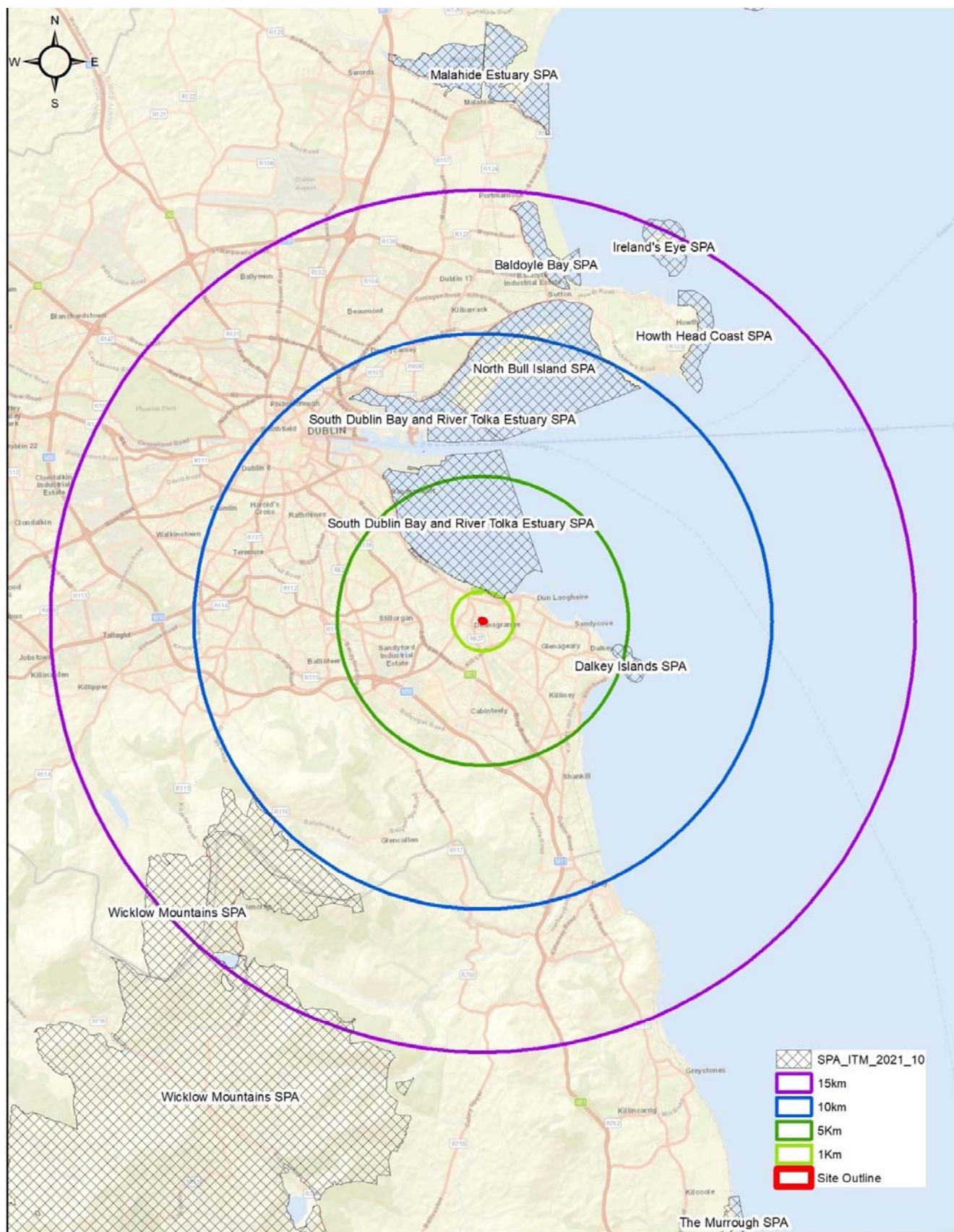


Figure 9. Special Areas of Conservation (SAC) within 15km of the proposed works site



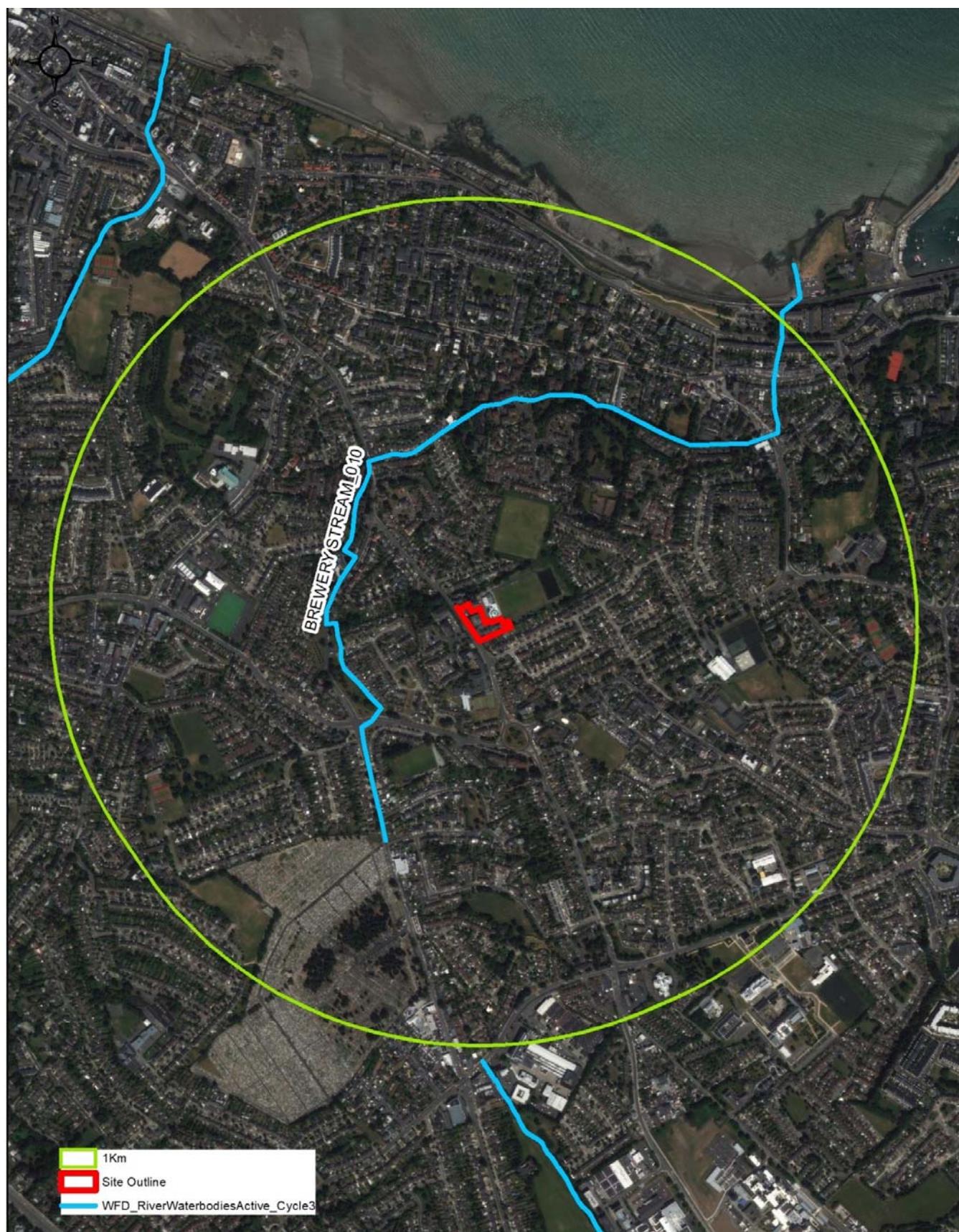
**ALTEMAR**  
Marine & Environmental Consultancy

Kilometers  
0.75 1.5 3 4.5 6

Project: Stradbroke Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



**Figure 10.** Special Protection Areas (SPA) within 15km of the proposed works site



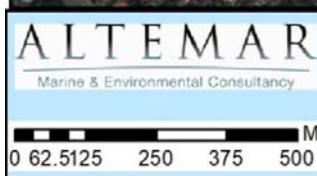
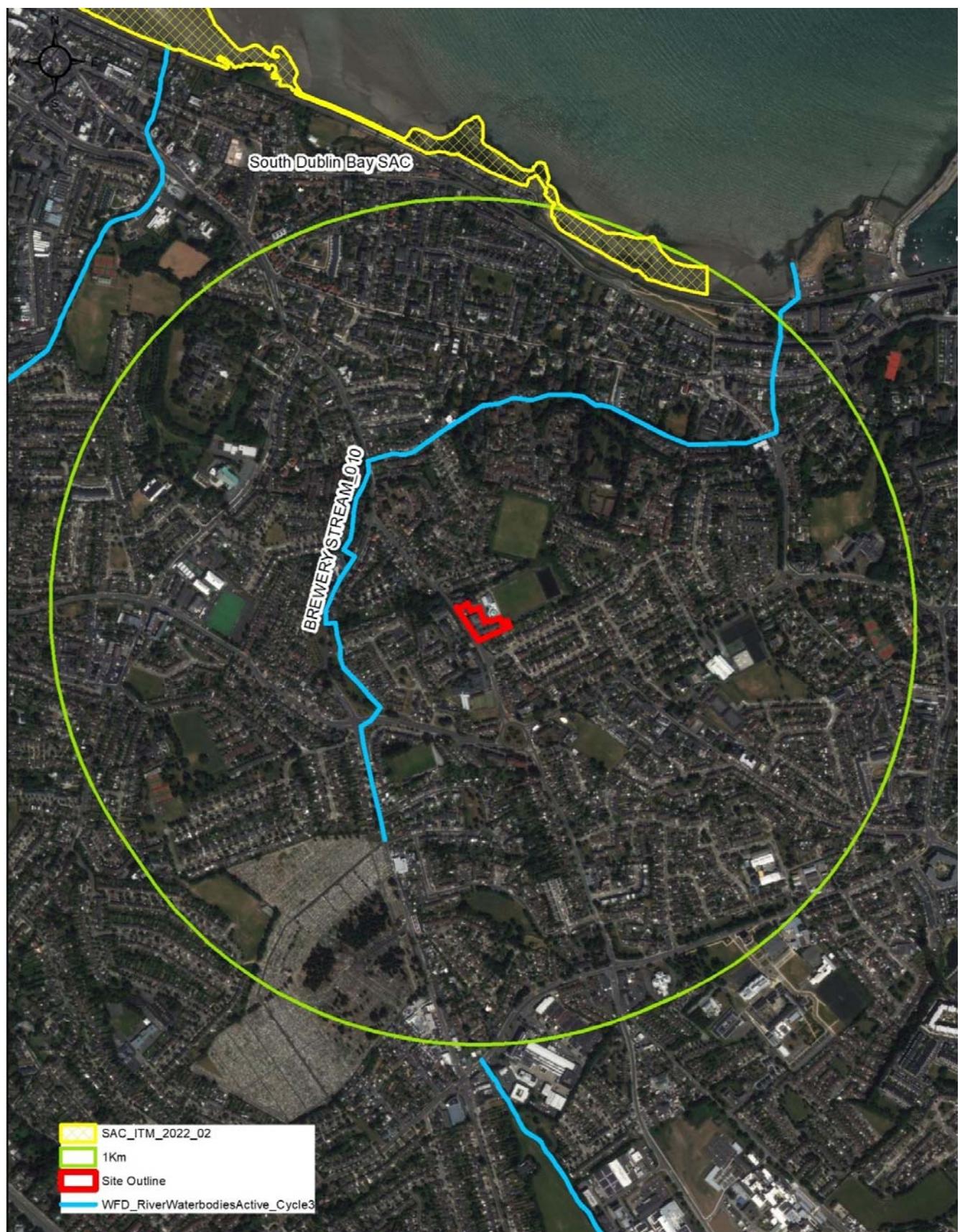
**ALTEMAR**  
Marine & Environmental Consultancy

Meters  
0 62.5125 250 375 500

Project: Stradbroke Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



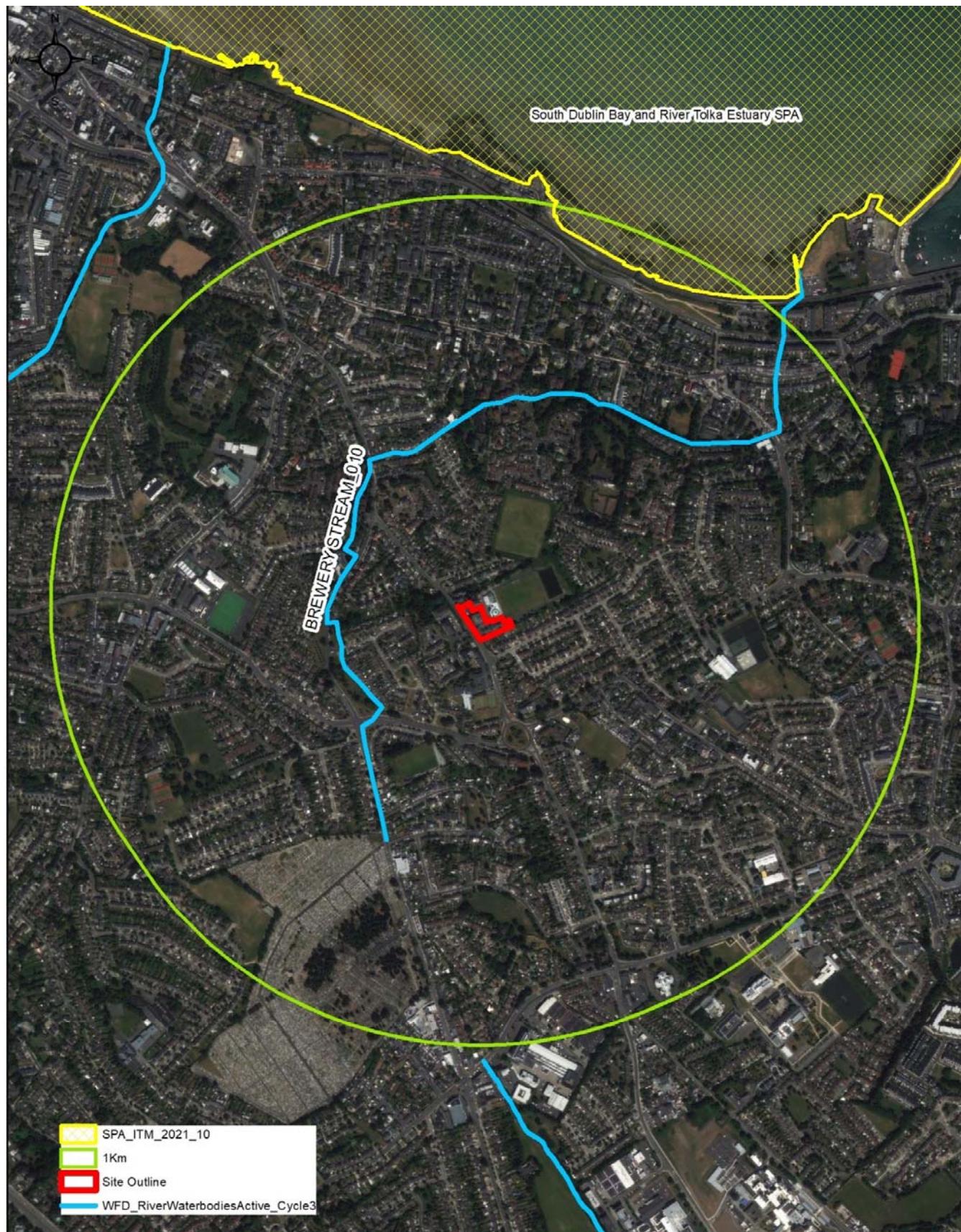
Figure 11. Watercourses within 1km of the subject site



Project: Stradbroke Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



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



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Meters  
0 62.5125 250 375 500

Project: Stradbroke Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



**Figure 13.** 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 that have been granted permission. 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.** Planning applications located proximate to the subject site.

Ref. No.	Address	Proposal
D19A/0590	4 Wynberg Park, Blackrock, Co. Dublin A94 P2D1	Permission for development. The proposed development consists of 1. Demolition of the existing first floor side chimney, front porch, rear kitchen, storage unit, side carport and boiler house structures to allow for the new extension works, 2. Proposed single storey flat roofed side extension to the existing dwelling, amendments to all elevations including window/door revisions, proposed external glass covered terrace/passage way areas located to the side and rear, 3. Proposed widening of existing vehicular entrance and all associated side works.
D18B/0438	Lismoyle, 62 Stradbroke Road, Blackrock, Co Dublin	Permission for an entrance porch and first floor extension (to the rear of the property) forming a bedroom, with associated internal alterations at first floor.
D19B/0176	Ravensdale, 29 Rowan Park Avenue, Blackrock, Co Dublin	Permission for the construction of a ground floor extension to the rear of the existing house.
D22B/0095	14 Windsor Park, Monkstown, Blackrock, Co. Dublin, A94 A6N9	Permission for an attic conversion/extension and dormer window to the rear of the property.
D20B/0176	12 Windsor Park, Monkstown, Co. Dublin	Permission for development. The development will consist of: 1. The construction of a new first floor, hipped roof extension, to the front and side of the existing two storey, semi-detached house. 2. Four new roof lights, three to the rear and one to the front. 3. Ancillary site works.
D21B/0177	27 Windsor Park, Monkstown, Co. Dublin	Permission is sought for a 4.5sqm ground floor extension to front of house and a 29.2 sqm first floor extension to front, side and rear of house over existing ground floor accommodation. Also an attic conversion with rooflights to the front and side and a dormer to the rear.

Having assessed the developments outlined above including, supporting documentation, the scale of the project, proximity to the proposed development and the potential to impact on pathways to designated sites, 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 will be seen 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

An initial screening of the proposed works, using the precautionary principle (without the use of any mitigation measures) and the Source/Pathway/Receptor links between the proposed works and Natura 2000 sites with the potential to result in significant effects on the conservation objectives and qualifying interests of the Natura 2000 sites was carried out in Table 2. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the proposed project was excluded for the following Natura 2000 sites in addition to sites beyond 15km:

Table 4. Natura 2000 sites Screened Out

Site Code	NATURA 2000 Site
Special Areas of Conservation	
IE003000	Rockabill to Dalkey Island SAC
IE000206	North Dublin Bay SAC
IE000713	Ballyman Glen SAC
IE001209	Knocksink Wood SAC
IE002122	Wicklow Mountains SAC
IE000202	Howth Head SAC
IE000714	Bray Head SAC
IE000199	Baldoyle Bay SAC
IE002193	Ireland's Eye SAC
IE001209	Glenasmole Valley SAC
Special Protection Area	
IE004172	Dalkey Islands SPA
IE004006	North Bull Island SPA
IE004113	Howth Head Coast SPA
IE004040	Wicklow Mountains SPA
IE004016	Baldoyle Bay SPA
IE004117	Ireland's Eye SPA

Given the proposed demolition, the site clearance and excavation works and the fact that the surface water network on Stradbroke Road discharges to the Brewery/Stradbroke Stream, out of an abundance of caution it is considered that the Zone of Influence (ZOI) of the proposed project extends beyond the site outline to include this Natura 2000 sites within the marine environment of South Dublin Bay. It is considered that there is an indirect hydrological pathway to this South Dublin Bay SAC and South Dublin Bay and River Tolka SPA. In the absence of mitigation, there is the potential for dust, pollution and contaminated surface water runoff to enter the Brewery/Stradbroke Stream with the potential for downstream impacts on the qualifying interests of this South Dublin Bay SAC and South Dublin Bay and River Tolka SPA. During operation surface water will be directed to the surface water network in Stradbroke Road which discharges to the Brewery/Stradbroke Stream. Mitigation measures are required to ensure that dust, pollution and contaminated surface water runoff does not enter the Brewery/ Stradbroke Stream and, by extension, the marine environment at Dublin Bay.

In a strict application of the precautionary principle, it has been concluded that significant effects on the South Dublin Bay SAC and South Dublin Bay and River Tolka SPA are likely, in the absence of mitigation measures, from the proposed works as a result of the indirect hydrological connection to the sites from the proposed project, which involves demolition, excavation and construction works. Acting on a strictly precautionary basis, NIS is required in respect of the effects of the project on South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary SPA because it cannot be excluded on the basis of best objective scientific information following screening, in the absence of control or mitigation measures, that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites above and those beyond 15km because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

**NIS is required for South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary SPA.**

## Stage 2: Natura Impact Statement

A Natura Impact Statement (NIS) is Stage 2 of the Appropriate Assessment process. In the case of the proposed residential development, acting on a strictly precautionary basis, an NIS is required in respect of the effects of the project on South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary (due to the potential for petrochemicals, hazardous material or silt laden material to enter the Brewery/Stradbroke Stream and marine environment downstream of the works), because it cannot be excluded on the basis of best objective scientific information, in the absence of control or mitigation measures, following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

A Stage 2 Appropriate Assessment or NIS is not required for the effects of the project on all other listed Natura sites within, and sites beyond, 15km because, it can be excluded, on the basis of the best objective scientific information following screening, that the plan or project, individually and/or in combination with other plans or projects, will have not a significant effect on the European Site/s.

The NIS evaluates the potential for direct, indirect effects, alone or in combination with other plans and projects having taken into account the use of mitigation measures. The NIS is informed by the accompanying Ecological Impact Assessment (EcIA), and Outline Construction Management Plan. A further review of the Conservation Objectives and qualifying interests is necessary to determine if significant effects are likely to impact the identified Natura 2000 sites.

### South Dublin Bay SAC (Site code: 000210)

As outlined in the South Dublin Bay SAC Site Synopsis<sup>2</sup> (NPWS, version date 10.12.2015):

*'This site lies south of the River Liffey in Co. Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake.'*

*The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority; numbers in brackets are Natura 2000 codes):*

- [1140] Tidal Mudflats and Sandflats
- [1210] Annual vegetation of drift lines
- [1310] *Salicornia* and other annuals colonising mud and sand
- [2110] Embryonic shifting dunes

*The bed of Dward Eelgrass (*Zostera noltii*) found below Merrion Gates is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. Fucoid algae occur on the rocky shore in the Maretimo to Dún Laoghaire area. Species include *Fucus spiralis*, *F. vesiculosus*, *F. serratus*, *Ascophyllum nodosum* and *Pelvetia canaliculata*.*

*Several small, sandy beaches with incipient dune formation occur in the northern and western sectors of the site, notably at Poolbeg, Irishtown and Merrion/Booterstown. The formation at Booterstown is very recent. Drift line vegetation occurs in association with the embryonic and incipient fore dunes. Typically drift lines occur in a band approximately 5 m wide, though at Booterstown this zone is wider in places. The habitat occurs just above the High Water Mark and below the area of embryonic dune. Species present are Sea Rocket (*Cakile maritima*), Frosted Orache (*Atriplex laciniata*), Spear-leaved Orache (*A. prostrata*), Prickly Saltwort (*Salsola kali*) and Fat Hen (*Chenopodium album*). Also occurring is Sea Sandwort (*Honkenya peploides*), Sea Beet (*Beta vulgaris* subsp. *maritima*) and Annual Sea-blite (*Suaeda maritima*). A small area of pioneer saltmarsh now occurs in the lee of an embryonic sand dune just north of Booterstown Station. This early stage of saltmarsh development is here characterised by the presence of pioneer stands of glassworts (*Salicornia* spp.) occurring below an area of drift line vegetation. As this is of very recent origin, it covers a small area but ample areas of substrate and shelter are available for the further development of this habitat.*

<sup>2</sup> <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000210.pdf>

*Lugworm (*Arenicola marina*), Cockles (*Cerastoderma edule*) and annelids and other bivalves are frequent throughout the site. The small gastropod *Hydrobia ulvae* occurs on the muddy sands off Merrion Gates.*

*South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. The principal species are Oystercatcher (1215), Ringed Plover (120), Sanderling (344), Dunlin (2628) and Redshank (356) (average winter peaks 1996/97 and 1997/98). Up to 100 Turnstones are usual in the south bay during winter. Brent Goose regularly occur in numbers of international importance (average peak 299). Bar-tailed Godwit (565), a species listed on Annex I of the E.U. Birds Directive, also occur.*

*Large numbers of gulls roost in South Dublin Bay, e.g. 4,500 Black-headed Gulls in February 1990; 500 Common Gulls in February 1991. It is also an important tern roost in the autumn, regularly holding 2000-3000 terns including Roseate Terns, a species listed on Annex I of the E.U. Birds Directive. South Dublin Bay is largely protected as a Special Protection Area.*

*At low tide the inner parts of the south bay are used for amenity purposes. Baitdigging is a regular activity on the sandy flats. At high tide some areas have windsurfing and jet-skiing.*

*This site is a fine example of a coastal system, with extensive sand and mudflats, and incipient dune formations. South Dublin Bay is also an internationally important bird site.'*

The Natura 2000 Standard Data Form (2020)<sup>3</sup> states that:

*'This intertidal site extends from the South Wall at Dublin Port to the West Pier at Dun Laoghaire, a distance of c. 5 km. At their widest, the intertidal flats extend for almost 3 km. The seaward boundary is marked by the low tide mark, while the landward boundary is now almost entirely artificially embanked. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. A number of small streams and drains flow into the site. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.*

*Site possesses a fine and fairly extensive example of intertidal flats. Sediment type is predominantly sand, with muddy sands in the more sheltered areas. A typical macro-invertebrate fauna exists. Has the largest stand of *Zostera* on the east coast. Supports part of the important wintering waterfowl populations of Dublin Bay. Regularly has an internationally population of *Branta bernicla hirta*, plus nationally important numbers of at least a further 6 species, including *Limosa lapponica*. Regular autumn roosting ground for significant numbers of *Sterna* terns, including *S. dougallii*. The scientific interests of the site have been well documented.'*

As outlined in the Conservation objectives supporting document<sup>4</sup> (NPWS, 2013), it is an objective:

*'To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC, which is defined by the following list of attributes and targets.'*

Target 1: "The permanent habitat area is stable or increasing, subject to natural processes."

Target 2: "Maintain the extent of the *Zostera*-dominated community, subject to natural processes."

Target 3: "Conserve the high quality of the *Zostera*-dominated community, subject to natural processes."

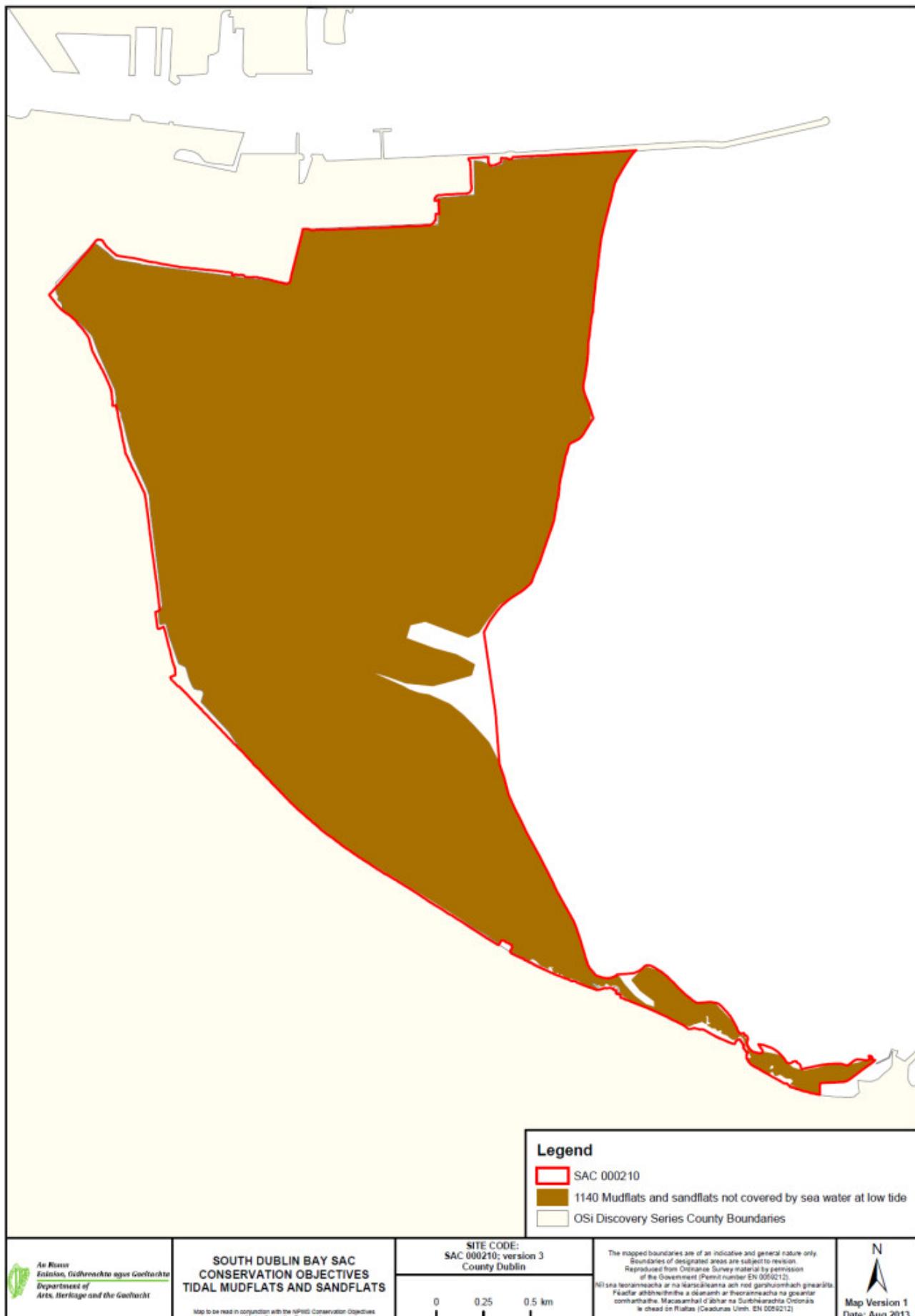
Target 4: "Conserve the following community type in a natural condition: Fine sands with *Angulus tenuis* community complex."

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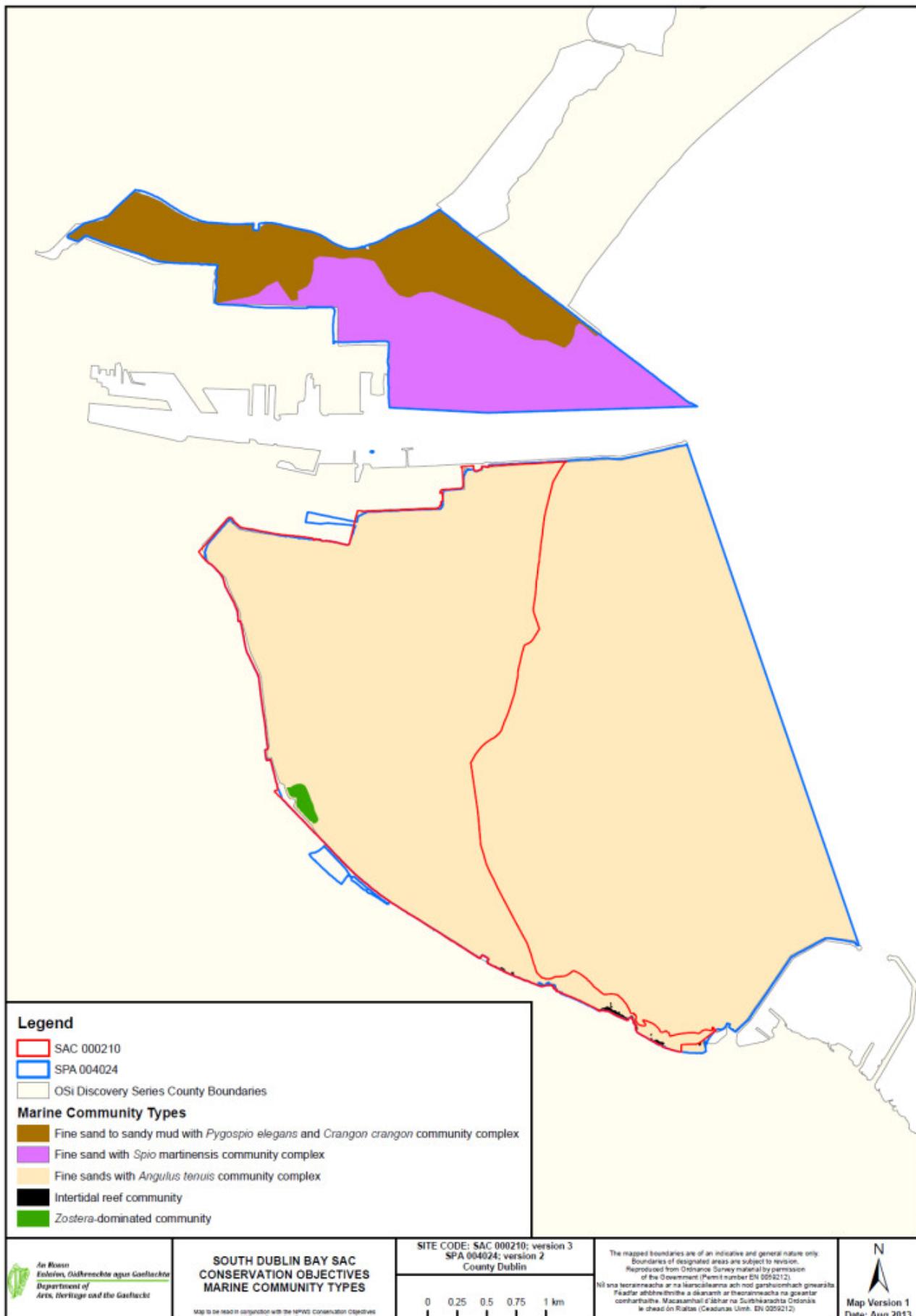
<sup>3</sup> <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF000210.pdf>

<sup>4</sup> [https://www.npws.ie/sites/default/files/publications/pdf/000210\\_South%20Dublin%20Bay%20SAC%20Marine%20Supporting%20Doc\\_V1.pdf](https://www.npws.ie/sites/default/files/publications/pdf/000210_South%20Dublin%20Bay%20SAC%20Marine%20Supporting%20Doc_V1.pdf)

**Figure 1. Extent of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC**



**Figure 2. Distribution of community types in South Dublin Bay SAC**



## South Dublin Bay and River Tolka (Site code: 004024)

As outlined in the South Dublin Bay SAC Site Synopsis<sup>5</sup>. (NPWS, version date 30.05.2015):

*'The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.*

*In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Ulva spp.*) are distributed throughout the area at a low density. The macroinvertebrate fauna is well-developed, and is characterised by annelids such as Lugworm (*Arenicola marina*), Nephthys spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cockle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean Corophium volutator. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site.*

*The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.*

*The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex – all counts for wintering waterbirds are five year mean peaks for the period 1995/96 to 1999/2000. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. An internationally important population of Light-bellied Brent Goose (368) occurs regularly and newly arrived birds in the autumn feed on the Eelgrass bed at Merrion. At the time of designation the site supported nationally important numbers of a further nine species: Oystercatcher (1,145), Ringed Plover (161), Grey Plover (45), Knot (548), Sanderling (321), Dunlin (1,923), Bar-tailed Godwit (766), Redshank (260) and Black-headed Gull (3,040). Other species occurring in smaller numbers include Great Crested Grebe (21), Curlew (127) and Turnstone (52). Little Egret, a species which has recently colonised Ireland, also occurs at this site.*

*South Dublin Bay is a significant site for wintering gulls, with a nationally important population of Black-headed Gull, but also Common Gull (330) and Herring Gull (348). Mediterranean Gull is also recorded from here, occurring through much of the year, but especially in late winter/spring and again in late summer into winter.*

*Both Common Tern and Arctic Tern breed in Dublin Docks, on a man-made mooring structure known as the E.S.B. dolphin – this is included within the site. Small numbers of Common Tern and Arctic Tern were recorded nesting on this dolphin in the 1980s. A survey in 1995 recorded nationally important numbers of Common Tern nesting here (52 pairs). The breeding population of Common Tern at this site has increased, with 216 pairs recorded in 2000. This increase was largely due to the ongoing management of the site for breeding terns. More recent data highlights this site as one of the most important Common Tern sites in the country with over 400 pairs recorded here in 2007.*

*South Dublin Bay is an important staging/passage site for a number of tern species in the autumn (mostly late July to September). The origin of many of the birds is likely to be the Dublin breeding sites (Rockabill and the*

<sup>5</sup> <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004024.pdf>

Dublin Docks) though numbers suggest that the site is also used by birds from other sites, perhaps outside the state. This site is selected for designation for its autumn tern populations: Roseate Tern (2,000 in 1999), Common Tern (5,000 in 1999) and Arctic Tern (20,000 in 1996).

The South Dublin Bay and River Tolka Estuary SPA is of ornithological importance as it supports an internationally important population of Light-bellied Brent Goose and nationally important populations of a further nine wintering species. Furthermore, the site supports a nationally important colony of breeding Common Tern and is an internationally important passage/staging site for three tern species. It is of note that four of the species that regularly occur at this site are listed on Annex I of the E.U. Birds Directive, i.e. Bar-tailed Godwit, Common Tern, Arctic Tern and Roseate Tern. Sandymount Strand/Tolka Estuary is also a Ramsar Convention site.'

The Natura 2000 Standard Data Form (2020)<sup>6</sup> states that:

'This site comprises a substantial part of Dublin Bay. It includes virtually all of the intertidal area in the south bay, as well as much of the Tolka Estuary to the north of the River Liffey. A portion of the shallow bay waters is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. The sands support the largest stand of *Zostera noltii* on the East Coast. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well aerated sands off the Bull Wall. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.'

The site possesses extensive intertidal flats which support wintering waterfowl which are part of the overall Dublin Bay population. It regularly has an internationally important population of *Branta bernicla hrota*, which feeds on *Zostera noltii* in the autumn. It has nationally important numbers of a further 6 species: *Haematopus ostralegus*, *Charadrius hiaticula*, *Calidris canutus*, *Calidris alba*, *Calidris alpina* and *Limosa lapponica*. It is an important site for wintering gulls, especially *Larus ridibundus* and *Larus canus*. South Dublin Bay is the premier site in Ireland for *Larus melanocephalus*, with up to 20 birds present at times. Is a regular autumn roosting ground for significant numbers of terns, including *Sterna dougallii*, *S. hirundo* and *S. paradisaea*'.

According to the conservation Objectives Supporting Document<sup>7</sup> (NPWS 2014) for the South Dublin Bay and River Tolka Estuary SPA:

'The overarching Conservation Objective for North Bull Island Special Protection Area, and for South Dublin Bay and River Tolka Estuary Special Protection Area, is to ensure that waterbird populations and their wetland habitats are maintained at, or restored to, favourable conservation condition. This includes, as an integral part, the need to avoid deterioration of habitats and significant disturbance; thereby ensuring the persistence of site integrity.'

The site should contribute to the maintenance and improvement where necessary, of the overall favourable status of the national resource of waterbird species, and continuation of their long-term survival across their natural range.

Conservation Objectives for North Bull Island Special Protection Area, and for South Dublin Bay and River Tolka Estuary Special Protection Area, based on the principles of favourable conservation status, are described below and summarised in Table 3.1. Note that these objectives should be read and interpreted in the context of information and advice provided in additional sections of this report.

Objective 1: To maintain the favourable conservation condition of the non-breeding waterbird Special Conservation Interest species listed for North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA.

<sup>6</sup> <https://www.npws.ie/sites/default/files/protected-sites/natura2000/NF004024.pdf>

<sup>7</sup> Note that 'population' refers to site population (numbers wintering at the site) rather than the species biogeographic population.

[https://www.npws.ie/sites/default/files/publications/pdf/South%20Dublin%20Bay%20and%20River%20Tolka%20Estuary%20SPA%20\(004024\)%20Conservation%20objectives%20supporting%20document%20-%20\[Version%201\].pdf](https://www.npws.ie/sites/default/files/publications/pdf/South%20Dublin%20Bay%20and%20River%20Tolka%20Estuary%20SPA%20(004024)%20Conservation%20objectives%20supporting%20document%20-%20[Version%201].pdf)

*This objective is defined by the following attributes and targets:*

- *To be favourable, the long term population trend for each waterbird Special Conservation Interest species should be stable or increasing. Waterbird populations are deemed to be unfavourable when they have declined by 25% or more, as assessed by the most recent population trend analysis.*
- *To be favourable, there should be no significant decrease in the range, timing or intensity of use of areas by the waterbird species of Special Conservation Interest, other than that occurring from natural patterns of variation.*

*Factors that can adversely effect the achievement of Objective 1 include:*

- *Habitat modification: activities that modify discreet areas or the overall habitat(s) within the SPA in terms of how one or more of the listed species use the site (e.g. as a feeding resource) could result in the displacement of these species from areas within the SPA and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).*
- *Disturbance: anthropogenic disturbance that occurs in or near the site and is either singular or cumulative in nature could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).*
- *Ex-situ factors: several of the listed waterbird species may at times use habitats situated within the immediate hinterland of the SPA or in areas ecologically connected to it. The reliance on these habitats will vary from species to species and from site to site. Significant habitat change or increased levels of disturbance within these areas could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further information on this topic please refer to Section 5.2).*

*Objective 2. To maintain the favourable conservation condition of the wetland habitat at North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly-occurring migratory waterbirds that utilise these areas.*

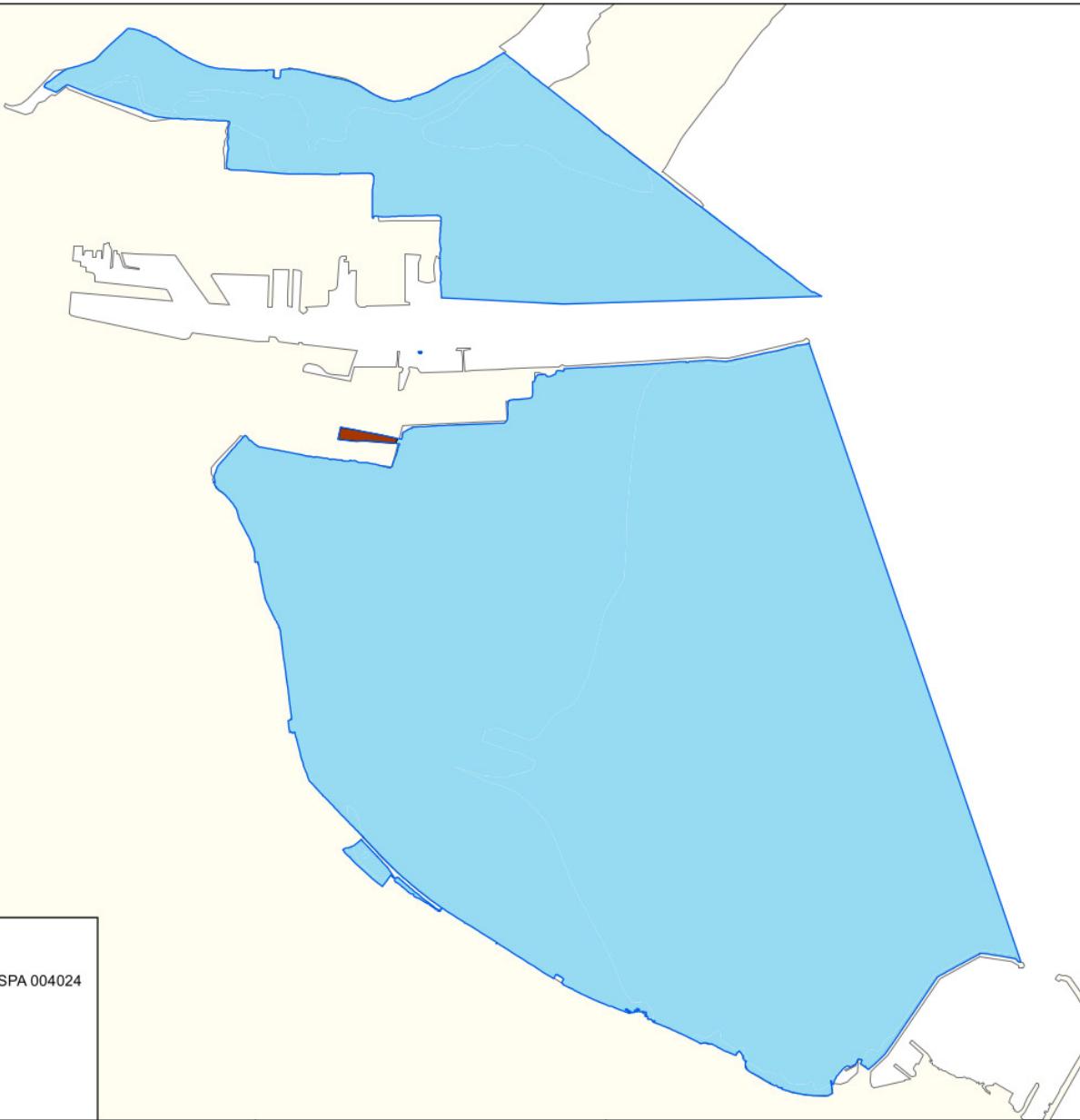
*This objective is defined by the following attributes and targets:*

- *To be favourable, the permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 3,904 ha, other than that occurring from natural patterns of variation.*

*This objective seeks to maintain the permanent extent of the wetland habitats that are contained within the boundary of these two SPAs, and which constitute an important resource for regularly-occurring migratory waterbirds (note that the total designated area also contains some non-wetland habitat).'*

#### **Status of Qualifying Interests & Conservation Objectives**

The Qualifying Interests (QI) (Features of Interest), Special Conservation Interests (SCIs) for the SAC and SPA sites and the National conservation status of the Natura 2000 sites subject to the NIS are seen in Table 5. The site specific conservation Objectives for Natura 2000 sites are seen in Table 6.



### Legend

South Dublin Bay and River Tolka Estuary SPA 004024

OSi Discovery Series County Boundary

### Wetlands and Waterbirds

Wetlands

Terrestrial



**MAP 3:  
SOUTH DUBLIN BAY AND  
RIVER TOLKA ESTUARY SPA  
CONSERVATION OBJECTIVES  
WETLANDS AND WATERBIRDS**

Map to be read in conjunction with the NPWS Conservation Objectives Document.

**SITE CODE:**  
**SPA 004024; version 2. CO. DUBLIN**

0      0.5      1      1.5      2 km

The mapped boundaries are of an indicative and general nature only. Boundaries of designated areas are subject to revision.  
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Níl ana teorainmeacha ar na léarscáileanna ach nád garshuimhach gineárla. Féadfar athbhfeithintí a déanamh ar theorainmeacha na gceantar comharthaile. Suirbhéarachta Ordóináis na hÉireann Ceadúnas Ulinh EN 0059214. © Suirbhéarachta Ordóináis na hÉireann Ríaltas na hÉireann



Map Version 1  
Date: Sep 2014

**Table 5. Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for Natura 2000 sites**

<b>Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites</b>		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
<b>Special Areas of Conservation (SAC)</b>		
<b>South Dublin Bay SAC (000210)</b>	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]	Inadequate Inadequate Favourable Inadequate
<b>Special Protection Areas (SPA)</b>		
<b>South Dublin Bay and River Tolka Estuary SPA (004024)</b>	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046] Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130] Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137] Grey Plover ( <i>Pluvialis squatarola</i> ) [A141] Knot ( <i>Calidris canutus</i> ) [A143] Sanderling ( <i>Calidris alba</i> ) [A144] Dunlin ( <i>Calidris alpina</i> ) [A149] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157] Redshank ( <i>Tringa totanus</i> ) [A162] Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] Roseate Tern ( <i>Sterna dougallii</i> ) [A192] Common Tern ( <i>Sterna hirundo</i> ) [A193] Arctic Tern ( <i>Sterna paradisaea</i> ) [A194] Wetland and Waterbirds [A999]	Amber Amber Green Amber Amber Green Red Amber Red Red Amber Amber Amber N/A

**Table 6.** Site specific conservation objectives for Natura 2000 sites

South Dublin Bay SAC (000210)		
Attribute	Measure	Target
Mudflats and sandflats not covered by water at low tide [1140] (Maintain the favourable conservation condition)		
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes
Community extent	Hectares	Maintain the extent of the <i>Zostera</i> -dominated community, subject to natural processes
Community structure: <i>Zostera</i> density	Shoots/m <sup>2</sup>	Conserve the high quality of the <i>Zostera</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Fine sands with <i>Angulus tenuis</i> community complex

South Dublin Bay and River Tolka Estuary SPA (004024)		
Attribute	Measure	Target
Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046], Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130], Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137], Knot ( <i>Calidris canutus</i> ) [A143], Sanderling ( <i>Calidris alba</i> ) [A144], Dunlin ( <i>Calidris alpina alpina</i> ) [A149], Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157], Redshank ( <i>Tringa totanus</i> ) [A162], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] (Maintain the favourable conservation condition) Note: Grey Plover ( <i>Pluvialis squatarola</i> ) [A141] is proposed for removal from the list of SCI's for the site so no site specific conservation objective is included for the species		
Population Trend	Percentage Change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing and intensity of use of areas by all of the above named species, other than that occurring from natural patterns of variation
Roseate Tern <i>Sterna dougallii</i> [A192]		
Passage population: individuals	Passage population: individuals	Passage population: individuals
Distribution: roosting areas	Distribution: roosting areas	Distribution: roosting areas
Prey biomass available	Prey biomass available	Prey biomass available
Barriers to connectivity	Barriers to connectivity	Barriers to connectivity
Disturbance at roosting site	Disturbance at roosting site	Disturbance at roosting site
Common Tern <i>Sterna hirundo</i> [A193]		
Breeding population abundance: apparently occupied nests (AONs)	Breeding population abundance: apparently occupied nests (AONs)	Breeding population abundance: apparently occupied nests (AONs)
Productivity rate: fledged young per breeding pair	Productivity rate: fledged young per breeding pair	Productivity rate: fledged young per breeding pair
Passage population: individuals	Passage population: individuals	Passage population: individuals
Distribution: breeding colonies	Distribution: breeding colonies	Distribution: breeding colonies

South Dublin Bay and River Tolka Estuary SPA (004024)		
Attribute	Measure	Target
Distribution: roosting areas	Number; location; area (hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at breeding site	Level of impact	Human activities should occur at levels that do not adversely affect the breeding common tern population
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of common tern among the post-breeding aggregation of terns
Arctic Tern <i>Sterna paradisaea</i> [A194]		
Passage population: individuals	Number	No significant decline
Distribution: roosting areas	Number; location; area (hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of Arctic tern among the post-breeding aggregation of terns
A999 Wetlands - To maintain the favourable conservation condition of the wetland habitat		
Habitat Area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2,192ha, other than that occurring from natural patterns of variation

## **Analysis of the Potential Impacts on Natura 2000 Sites.**

Tetrarch Residential intend to apply for permission for a proposed development a site of some 0.4813 ha on Stradbroke Road, Mountashton, Blackrock, Co. Dublin. It will comprise: the demolition of existing buildings and surface car park, and the construction of: 108 No. Build-to-Rent serviced residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens at all elevations, across 2 No. blocks ranging between 3 to 7-storeys with set back at sixth-floor level and additional basement . The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular entrance ramp and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second, third, fourth and fifth-floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; PV panels on third, fourth and sixth-floor roof-level; and associated site landscaping, lighting and servicing, and all associated works above and below ground.

### **Impacts of the proposed works**

The proposed development is not within a designated conservation site. The nearest Natura 2000 sites are South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (0.9 km). Given the nature of the demolition and construction works and recognising that the surface water drainage network of Stradbroke Road drains to the Brewery/Stradbroke stream, it is considered that there is an indirect hydrological pathway to South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary SPA. Out of an abundance of caution, it is considered that there is the potential for dust, pollution and contaminated surface water runoff to enter the Brewery/Stradbroke Stream and impact on the integrity of proximate Natura 2000 sites.

The potential impacts on Natura 2000 sites are seen in Table 6. The proposed development will involve excavations and the removal of materials and soil off site. This could lead to the transportation of dust, pollution and contaminated surface water runoff to the Brewery/Stradbroke Stream, with the potential for downstream impacts on South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA.

Demolition, construction and operational phase mitigation measures are required on site particularly as in the absence of mitigation measures clearance of the site and the removal of material from the site could lead to silt laden and contaminated runoff..

### **Mitigation Measures**

Mitigation measures to prevent significant impacts on downstream Natura 2000 sites are outlined in Table 7. These measures include the measures outlined in the Outline Construction Management Plan.

**Table 6. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites**

Natura 2000 Site & Site Code	Qualifying Interests	Potential for Adverse Effects
<b>South Dublin Bay SAC</b>	Mudflats and sandflats not covered by seawater at low tide [1140]  Annual vegetation of drift lines [1210]  Salicornia and other annuals colonising mud and sand [1310]  Embryonic shifting dunes [2110]	<p>Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the Brewery/Stradbrook Stream with potential for downstream impacts on South Dublin Bay SAC. The habitats of conservation interest of this SAC are not on site and would not be expected on site.</p> <p>Construction and operational phases of development have the potential for downstream impacts on aquatic biodiversity through the introduction of silt, pollution and petrochemicals. Existing drainage networks on site, surface water runoff, dewatering of excavations, haulage, storage of topsoil or works in the vicinity of the drainage networks on and off site could lead to dust, pollution, or silt laden runoff entering adjacent stream. Contaminated surface water runoff on site during demolition, construction, and operation may lead to silt or contaminated materials from site entering the Brewery/Stradbrook Stream with downstream impacts on the SAC. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or contamination entering the surface water network with potential downstream impacts on the watercourse and SAC downstream.</p> <p>Impacts on the SAC from upstream sources have the potential to directly impact on the qualifying interests of the SAC in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Embryonic shifting dunes [2110]</li> </ul> <p>Mitigation measures are required to remove the potential of impacts on the SAC from direct pathways via the Stradbrook Stream.</p>
<b>South Dublin Bay and River Tolka</b>	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046]  Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130]	Given the nature of the works, all of these effects would be expected to be localised in nature restricted to the immediate vicinity of the site. However, without the presence of mitigation measures there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the Stradbrook Stream with potential for downstream impacts on South Dublin Bay SPA. The qualifying interests of this SPA were not on site and would not be expected on site.

<b>Estuary SPA</b>	Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137] Grey Plover ( <i>Pluvialis squatarola</i> ) [A141] Knot ( <i>Calidris canutus</i> ) [A143] Sanderling ( <i>Calidris alba</i> ) [A144] Dunlin ( <i>Calidris alpina</i> ) [A149] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157] Redshank ( <i>Tringa totanus</i> ) [A162] Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] Roseate Tern ( <i>Sterna dougallii</i> ) [A192] Common Tern ( <i>Sterna hirundo</i> ) [A193] Arctic Tern ( <i>Sterna paradisaea</i> ) [A194] Wetland and Waterbirds [A999]	<p>Construction and operational phases of development have the potential for downstream impacts on aquatic biodiversity through the introduction of silt, pollution and petrochemicals. Existing drainage networks on site, surface water runoff, dewatering of excavations, haulage, storage of topsoil or works in the vicinity of the drainage networks on and off site could lead to dust, pollution, or silt laden runoff entering adjacent stream. Contaminated surface water runoff on site during demolition, construction, and operation may lead to silt or contaminated materials from site entering the Brewery/Stradbrook Stream with downstream impacts on the SPA. If on-site concrete production is required or cement works are carried out in the vicinity of watercourses there is potential for contamination of watercourses. The use of plant and machinery, as well as the associated temporary storage of construction materials, oils, fuels and chemicals could lead to pollution on site or in adjacent watercourses.</p> <p>Impacts on the SPA from upstream sources have the potential to directly impact on the qualifying interests of the SPA in the absence of mitigation measures. In the absence of mitigation measures there is the potential to impact on the distribution number and range of the following qualifying interests:</p> <ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Knot (<i>Calidris canutus</i>) [A143]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul> <p>Mitigation measures are required to remove the potential of impacts on the SPA from direct pathways via the Stradbrook Stream.</p>
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**Table 7. Mitigation measures**

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Natura 2000 sites
South Dublin Bay SAC	<ul style="list-style-type: none"> <li>• Habitat degradation</li> <li>• Dust deposition</li> <li>• Pollution</li> <li>• Silt ingress from site runoff</li> <li>• Downstream impacts</li> <li>• Negative impacts on the aquatic environment, aquatic species and qualifying interests.</li> </ul>	<p>The accompanying EclA and CMP outline all of the mitigation measures in detail. These measures will be carried out. The following mitigation measures, ecological supervision and monitoring will prevent impacts on the surface water network which would be seen as the pathway for potential impacts on European sites.</p> <p><b>Construction Phase Mitigation</b></p> <ul style="list-style-type: none"> <li>• A project ecologist will be appointed to oversee all enabling and construction works including the implementation of mitigation measures.</li> <li>• Local drains will be protected from dust, silt and surface water throughout the works.</li> <li>• Mitigation measures on site include dust control, stockpiling away from drains leading to public surface water networks</li> <li>• Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system.</li> <li>• Fuel, oil and chemical storage will be sited within a bunded area. Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations that require pumping will not directly discharge to the surface water network. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality.</li> <li>• Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage.</li> <li>• Petrochemical interception and bunds will be in place in refuelling area</li> <li>• Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network.</li> <li>• Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks.</li> <li>• The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained.</li> <li>• The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area.</li> <li>• A project ecologist will be appointed and be consulted in relation to all onsite drainage during construction works.</li> <li>• Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors including drains and drainage ditches.</li> <li>• Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis.</li> <li>• All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected. All persons working on-site will receive work specific induction in relation to surface water management and run off controls.</li> </ul>
South Dublin Bay and River Tolka Estuary SPA		

	<ul style="list-style-type: none"> <li>• All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater;</li> <li>• Drip trays will be turned upside down if not in use to prevent the collection of rainwater. Waters collected in drip trays will be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements;</li> <li>• Plant and equipment to be used during works, will be in good working order, fit for purpose, regularly serviced/maintained and have no evidence of leaks or drips;</li> <li>• No plant used shall cause a public nuisance due to fumes, noise, and leakage or by causing an obstruction;</li> <li>• Re-fuelling of machinery, plant or equipment will be carried out in the site compound as per the appointed Construction Contractor re-fuelling controls;</li> <li>• Dewatering of excavations may be necessary. Appropriate monitoring of groundwater levels during site works will be undertaken. Standard construction phase filtering of surface water for suspended solids will be carried out. Unfiltered surface water discharges or runoff are not permitted from the site to surface water networks.</li> <li>• The appointed Construction Contractor EERP will be implemented in the event of a material spillage;</li> </ul> <p>A regime of “wet” road sweeping will be set up to ensure the roads around the immediate site are as clean and free from dirt/dust arising from the site, as is reasonably practicable.</p> <ul style="list-style-type: none"> <li>• Footpaths immediately around the site will be cleaned by hand regularly, with damping as necessary.</li> <li>• Scaffolding to be cleaned regularly. Netting will be provided to enclose scaffolding at sensitive areas of the site.</li> <li>• Vehicle waiting areas or hard standings will be regularly inspected and kept clean.</li> <li>• Vehicle and wheel washing facilities will be provided at the site exit where practicable. If necessary, vehicles can be washed down before exiting the site.</li> </ul> <p>The Contractor shall ensure that all construction vehicles that exit the site onto the public roads shall not transport dust and dirt to pollute the external roadways. This shall be achieved through a combination of the following measures:</p> <ul style="list-style-type: none"> <li>• Ensuring construction vehicles have a clean surface to travel on within the site (i.e. haul road)</li> <li>• Ensuring all construction vehicles are inspected by the gateman for cleanliness prior to exiting the site</li> <li>• Providing a “Full-Body Self Contained” wheel wash shall be constructed and located within the site confines</li> <li>• Ensuring an appropriate wheel or road washing facility is provided as and when required throughout the various stages of construction on site. If conditions require it then a manned power washer shall be put in place to assist the wheel wash system</li> <li>• A dedicated road sweeper shall be retained for the duration of the haulage works; and Water supplies shall be recycled for use in the wheel wash. All waters shall be drained through appropriate filter material prior to discharge from the site</li> <li>• The contractor shall ensure proper maintenance of all operating plant to ensure dust and fuel emissions are in compliance with site plans. All operating plant not in use shall be turned off.</li> <li>• Stockpiles of materials will be designed to mitigate exposure to wind and ensure dust emissions are kept low.</li> </ul>
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- The use of appropriate water-based dust suppression systems shall greatly reduce the amount of dust and windborne particulates as a result of the construction process. This system shall be closely monitored by site management personnel particularly during extended dry periods and in accordance with site management methods.

The following Mitigation Measures are to address potential impacts to water quality and will be in place to protect the downstream designated sites.. All works shall be undertaken with reference to the following guidelines:

- CIRIA C532: Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors (Masters-Shalliams et al.,2010)
- CIRIA C692: Environmental Good Practice on Site, (Audus et al., 2010)
- BPGCS005: Oil Storage Guidelines;
- CIRIA C648: Control of Water Pollution from Linear Construction Projects: Technical Guidance (Murnane et al.,2006a)
- CIRIA C648: Control of Water Pollution from Linear Construction Projects : Site Guide (Murnane et al., 2006a)
- Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016)

#### **Surface Water Run-off**

On-site treatment measures shall be installed to treat surface water run-off from the site prior to discharge to the receiving surface water sewer. This treatment shall be achieved by the construction of cut off trenches along the lowest parts of the site. Cut off trenches shall incorporate straw bales to reduce sediment loading, settlement tanks, the instillation of proprietary surface water treatment systems including class 1 full retention petrol interceptors and spill protection control measures. Settlement tanks shall be sized to deal with surface run-off and any groundwater encountered. All measures shall be approved prior to commencement with the pollution Section of DLRCC.

A sampling chamber with shut down valve shall be installed downstream of the settlement tank and water quality monitoring shall be carried out prior to discharge to the surface water sewer and subsequently to the nearby watercourse.

#### **Surface Water Monitoring Parameters.**

In addition to daily visual inspections, a surface water monitoring programme must be followed during construction in order to ensure maintenance of water quality protection. This is in line with Transport Infrastructure Ireland (TII)'s 'Guidelines for the Creation, Implementation and Maintenance of an Environmental Operating Plan'. It is considered that the parameter limit values (Guide/Mandatory) defined in the Fresh Water Quality Regulations (EU Directive 2006/44EEC) should act as a trigger value for the monitoring of Surface Water.

#### **Operational Phase Mitigation**

- A project ecologist will be appointed to oversee completion of all landscape and drainage works.
- Petrochemical interception will be inspected by the project ecologist.

## Adverse Effects on the conservation objectives of Natura 2000 sites likely to occur from the project (post mitigation)

The mitigation measures outlined above will ensure that the drainage network that leads to European sites will be protected from silt and pollution. Ecological supervision will be in place. A robust series of mitigation measures will be carried out. These will ensure that the works and surface water runoff from the proposed works site will not impact on the surface water network and that dust from the works would not significantly impact on the Stradbroke Road drainage network which leads to the Brewery/Stradbroke stream and downstream Natura 2000 sites (South Dublin Bay SAC and South Dublin Bay and River Tolka SPA). It should be noted that the early implementation of ecological supervision on site will be prior to the initial mobilisation and enabling works and prior to any site clearance. This is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation strategies.

With the successful implementation of the mitigation measures to limit surface water and dust impacts on the Stradbroke Road drainage network, including mitigation/supervision, no significant impacts are foreseen from the demolition, site clearance, construction works and operational phases of the proposed project. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed works and would not impact on the integrity of proximate Natura 2000 sites.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary SPA, through the application of the standard construction and operational phase controls as outlined above. In particular, the mitigation measures to prevent silt, dust and pollution entering the Brewery/Stradbroke Stream will satisfactorily address the potential impacts on downstream biodiversity and Natura 2000 sites immediately downstream of the subject site. No significant adverse impacts on the conservation objectives of Natura 2000 sites are likely following the implementation of the mitigation measures outlined above and, for the avoidance of doubt, it is confirmed that there will be no adverse effect on the integrity of any European Site from the project, either alone or in combination with any other plan or project. There is no reasonable scientific doubt as to this conclusion.

These measures are to protect the surface water, which is the primary vector of impacts from the site, and to ensure that it is not impacted during construction and operational phases of development.

## Data used for the AA Screening/NIS Assessment

NPWS site synopses and Conservation objectives of sites within 15km were examined. There is no source/receptor/pathway to sites beyond 15km. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI terrain maps and satellite imagery. Several site visits were carried out, including bat surveys, to determine if the site contained possible threats to a Natura 2000 site or any Natura 2000 species or habitats. An EIA accompanies this AA Screening and NIS.

## References

1. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; [http://www.npws.ie/publications/archive/NPWS\\_2009\\_AA\\_Guidance.pdf](http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf)
2. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
3. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
4. EC (2021) Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC . [https://ec.europa.eu/environment/natura2000/management/pdf/methodological-guidance\\_2021-10/EN.pdf](https://ec.europa.eu/environment/natura2000/management/pdf/methodological-guidance_2021-10/EN.pdf) ;

5. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance\\_doc.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf)
6. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
7. The Status of EU Protected Habitats and Species in Ireland. [http://www.npws.ie/publications/euconservationstatus/NPWS\\_2007\\_Conservation\\_Status\\_Report.pdf](http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf)
8. Appropriate Assessment Screening for Development Management, OPR Practice Note PN01, (Office of the Planning Regulator, March 2021)
9. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
13. NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
14. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
16. NPWS (2017) Conservation Objectives: Bray Head SAC 000714. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
17. NPWS (2021) Conservation Objectives: Knocksink Wood SAC 000725. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
18. NPWS (2019) Conservation Objectives: Ballyman Glen SAC 000713. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.
19. NPWS (2020) Conservation Objectives: Glen of the Downs SAC 000719. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
20. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
21. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
22. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 9.0. Department of Housing, Local Government and Heritage.
23. NPWS (2022) Conservation objectives for Dalkey Islands SPA [004172]. Generic Version 9.0. Department of Housing, Local Government and Heritage.

## Appendix I- Habitats and Species

Site assessments were carried out on the 23<sup>rd</sup> & 24<sup>th</sup> June 2022. Habitats within the proposed site were classified according to Fossitt (2000) (Figure A1). Bat surveys were carried out on the 23rd & 24th June 2022.

### BL3-Buildings and artificial surfaces.

The majority of the proposed development site consists of built land. It consists of a building and hard standing areas including car parking that are in active use. The building is considered to be of low roosting potential for bats as it is a modern building with a flat roof and brick façade with no fascia or soffits.

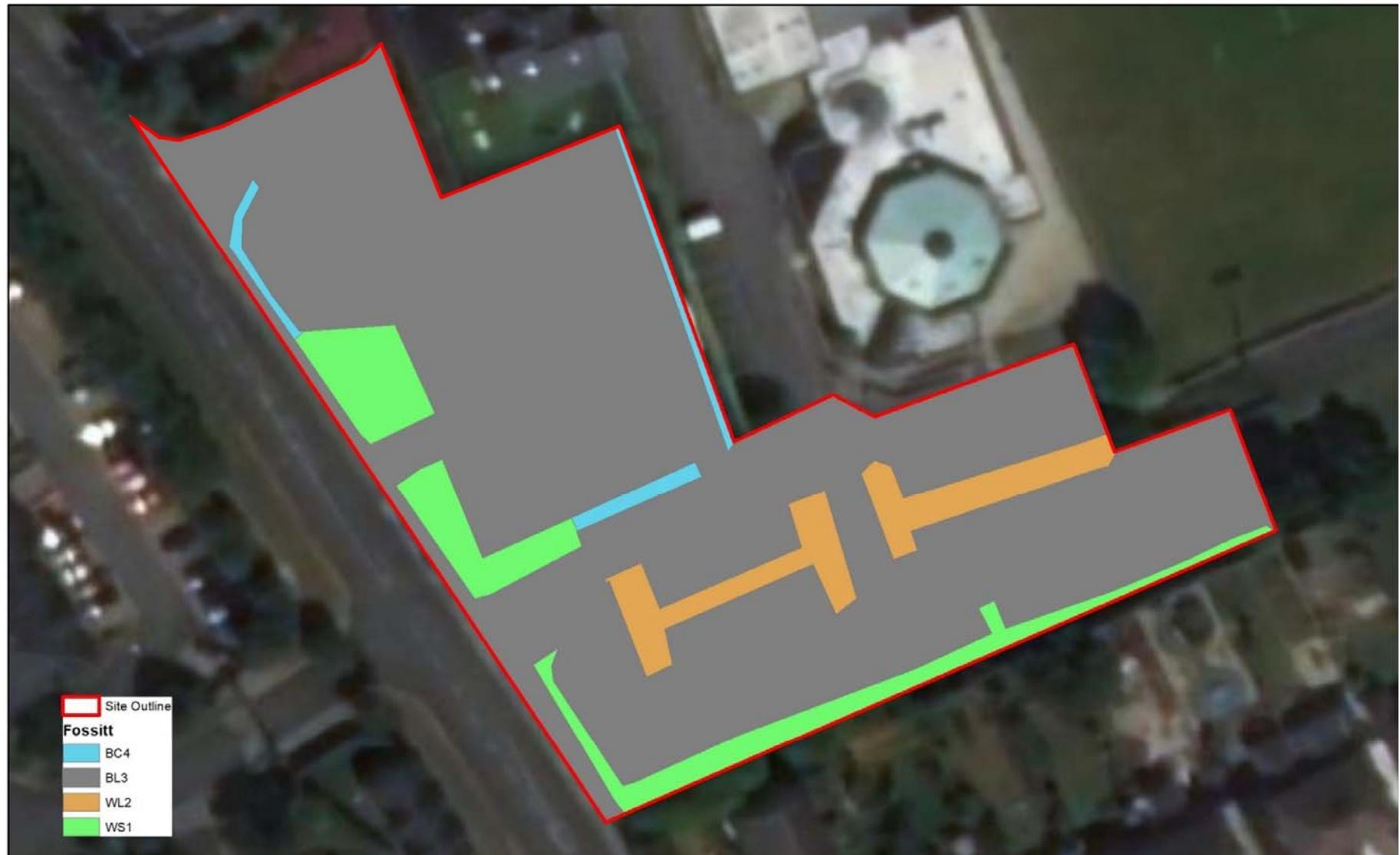
Two separate bat surveys were carried out (Appendix I). No evidence of bat activity was noted within the building. It should be noted that no potential access points for bats were seen on site. No evidence/ of bats or observations of bats emerging from the building on site was noted.



**Plate 1.** Buildings and artificial surfaces.

### WS1-Scrub

The vast majority of the southern portion of the site consists of a single linear area of scrub. Species within the scrub habitat included ornamental shrubs in the vicinity of the car park area. Ivy (*Hedera helix*) inter Heliotrope (*Petasites pyrenaicus*) and red valerian (*Centranthus ruber*) dominated the ground flora in this area in addition to ornamental shrubs. The scrub also consisted of birch (*Betula sp.*), cherry laurel (*Prunus laurocerasus*), Fuchsia (*Fuchsia magellanica*), bramble (*Rubus fruticosus agg.*), ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*), elder (*Sambucus nigra*), Griselinia (*Griselinia littoralis*), docks (*Rumex spp.*), dandelion (*Taraxacum spp.*), ivy (*Hedera helix*), common nettle (*Urtica dioica*), montbretia (*Crocosmia x crocosmiiflora*), herb-robert, (*Geranium robertianum*), Cleavers (*Galium aparine*), Saint-John's-wort, (*Hypericum*) sp., creeping buttercup (*Ranunculus repens*), dandelion (*Taraxacum vulgaria*), hedge mustard (*Sisymbrium officinale*), ribwort plantain (*Plantago lanceolata*), smooth hawk's-beard (*Crepis capillaris*), wood avens (*Geum urbanum*), docks (*Rumex sp.*), smooth sumac (*Rhus glabra*) and red claws (*Escallonia rubra*).



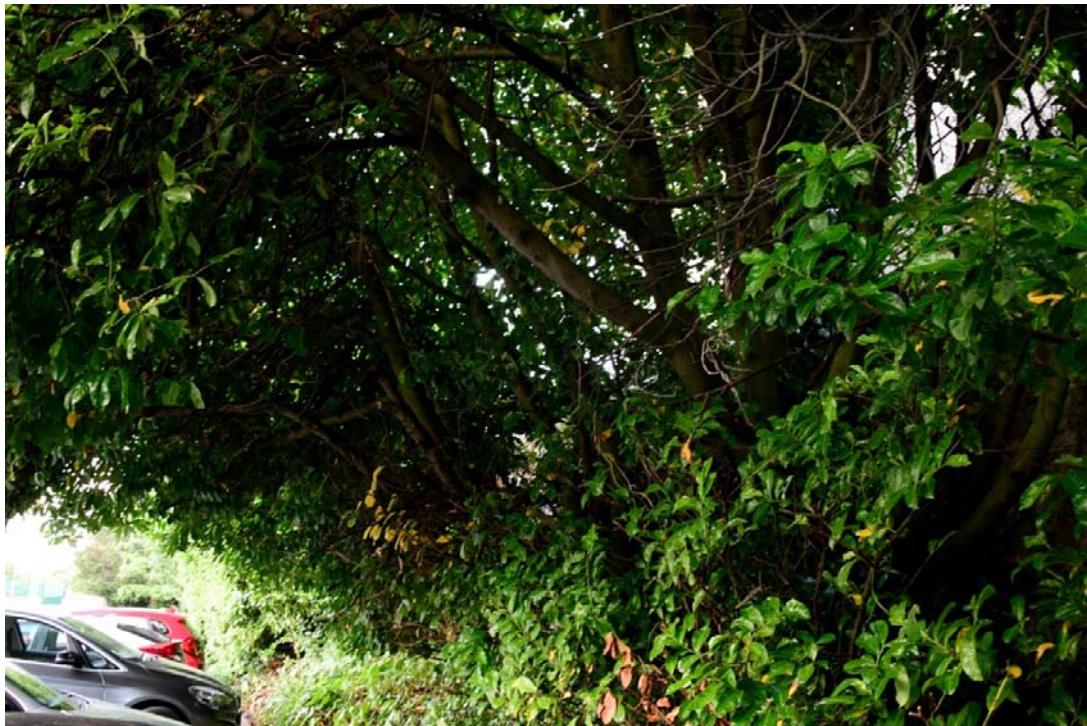
**ALTEMAR**  
Marine & Environmental Consultancy

0 4 8 16 24 32 Meters

Project: Stradbrook Road  
Location: Blackrock, Co. Dublin.  
Date: 25/06/22  
Drawn By: Bryan Deegan



**Figure A1.** Habitats based on Fossitt Classification within the proposed development site



**Plate 2.** Scrub

**WL2-Treeliine**

Two treelines are noted within the car parking area. These consist of birch (*Betula* sp.), white clover (*Trifolium repens*), lesser trefoil (*Trifolium dubium*), Daisy (*Bellis perennis*), Ribwort Plantain (*Plantago lanceolata*), docks (*Rumex* sp.),



**Plate 2.** Birch treeline.

Species within the treeline included Monterey Cypress (*Cupressus macrocarpa*), sycamore (*Acer pseudoplatanus*) (clad in ivy) , birch (*Betula* sp.), alder (*Alnus glutinosa*), horse chestnut (*Aesculus hippocastanum*), hawthorn

(*Crataegus monogyna*), Traveller's-joy (*Clematis vitalba*), winter heliotrope (*Petasites pyrenaicus*), hedge bindweed (*Calystegia sepium*), cleavers (*Galium aparine*), Bramble (*Rubus fruticosus agg.*), creeping buttercup (*Ranunculus repens*), as well as dogwood (*Cornus sp.*). It should be noted that within this habitat were what appeared to be two surface water discharges from the development and a single wavin 4" crossing the watercourse.

### Evaluation of Habitats

No rare or protected habitats were noted. The site is primarily built land consisting of a building and car parking with areas of scrub and treelines.

### Plant Species

The plant species encountered at the various locations on site are detailed above. No protected species were noted. Records of rare and threatened species from NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site. No invasive species were noted on site.

### Mammals

No signs of mammals of conservation importance were noted on site. Hedgehogs have been recorded by NBDC within the 10km square but not within 2km at a finer resolution. No hedgehogs were seen during the site visit. No resting or breeding places for mammals of conservation importance were noted on site.

### Amphibians

There are no ponds on site. Frogs have been recorded by the NBDC and NPWS within 1km. However, no amphibians were noted on site.

### Bats

A single Leisler bat was noted transiting across the site at height. The site is brightly lit. There was no evidence of bats roosting within the buildings or trees on site. The building on sites is of poor roosting potential as it is a flat roof structure consisting of brick with no attic, fascia or soffit. No trees of bat roosting potential are on site. A derogation licence is not required in relation to bats on site.

### Birds

No rare birds or bird species of conservation value (red or amber listed) were noted during the field assessment. Species noted are seen in table 6.

Table A1: Bird Species noted in the vicinity of the proposed development.

Common Name	Scientific Name
Wren	<i>Troglodytes troglodytes</i>
Robin	<i>Erithacus rubecula</i>
Blue tit	<i>Parus caeruleus</i>
Great tit	<i>Parus major</i>
Magpie	<i>Pica pica</i>
Blackbird	<i>Turdus merula</i>

### Historic Records of Biodiversity

The National Biodiversity Data Centre's online viewer was consulted in order to determine the extent of biodiversity and/or species of interest in the area. First, an assessment of the site-specific area was carried out by generating a report based on the site outline, however it recorded no species of interest in the site area.

Following this, a 2 km<sup>2</sup> grid, reference number O22J, based on the Ordnance Survey Ireland (OSI) Irish Grid classification system, was assessed. Table 6 provides a list of all species recorded in the species reports generated for this grid that possess a specific designation, such as Invasive Species or Protected Species.

Table A2. Recorded species, associated designations and grid references

Date of Record	Species Name	Designation
21/02/2006	Common Frog ( <i>Rana temporaria</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex V    Protected Species: Wildlife Acts
31/12/2011	Bar-tailed Godwit ( <i>Limosa lapponica</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
09/01/2016	Black Guillemot ( <i>Cephus grylle</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
03/07/2019	Black-headed Gull ( <i>Larus ridibundus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
19/01/2017	Black-legged Kittiwake ( <i>Rissa tridactyla</i> )	Protected Species: Wildlife Acts    Threatened Species: OSPAR Convention    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
22/03/2012	Black-necked Grebe ( <i>Podiceps nigricollis</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
25/10/2017	Brent Goose ( <i>Branta bernicla</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
16/09/2010	Common Greenshank ( <i>Tringa nebularia</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
09/01/2016	Common Guillemot ( <i>Uria aalge</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
11/07/2019	Common Linnet ( <i>Carduelis cannabina</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
11/02/2012	Common Redshank ( <i>Tringa totanus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
24/07/2012	Common Sandpiper ( <i>Actitis hypoleucos</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
31/12/2011	Common Starling ( <i>Sturnus vulgaris</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
04/06/2012	Common Swift ( <i>Apus apus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
03/07/2019	Common Tern ( <i>Sterna hirundo</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
31/12/2011	Common Wood Pigeon ( <i>Columba palumbus</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
11/02/2012	Dunlin ( <i>Calidris alpina</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird

Date of Record	Species Name	Designation
		Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
31/12/2011	Eurasian Curlew ( <i>Numenius arquata</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section II Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
04/02/2012	Eurasian Oystercatcher ( <i>Haematopus ostralegus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
17/01/2012	Eurasian Teal ( <i>Anas crecca</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
11/02/2012	European Shag ( <i>Phalacrocorax aristotelis</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
09/01/2016	Great Black-backed Gull ( <i>Larus marinus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
03/07/2019	Great Cormorant ( <i>Phalacrocorax carbo</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
09/01/2016	Great Crested Grebe ( <i>Podiceps cristatus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
26/12/2012	Great Northern Diver ( <i>Gavia immer</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species
09/01/2016	Herring Gull ( <i>Larus argentatus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
31/12/2011	House Sparrow ( <i>Passer domesticus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
31/12/2011	Little Grebe ( <i>Tachybaptus ruficollis</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
19/01/2017	Little Gull ( <i>Larus minutus</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species
26/12/2012	Mediterranean Gull ( <i>Larus melanocephalus</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
11/02/2012	Mew Gull ( <i>Larus canus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
06/04/2011	Mute Swan ( <i>Cygnus olor</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
24/04/2021	Northern Gannet ( <i>Morus bassanus</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Date of Record	Species Name	Designation
09/01/2016	Razorbill ( <i>Alca torda</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
09/01/2016	Red-breasted Merganser ( <i>Mergus serrator</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section II Bird Species
09/01/2016	Red-throated Diver ( <i>Gavia stellata</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex I Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
07/06/2019	Rock Pigeon ( <i>Columba livia</i> )	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
08/07/2019	Yellowhammer ( <i>Emberiza citrinella</i> )	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
28/06/2020	Butterfly-bush ( <i>Buddleja davidii</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species
01/05/2019	Corncockle ( <i>Agrostemma githago</i> )	Threatened Species: Regionally Extinct
01/05/2019	Cornflower ( <i>Centaurea cyanus</i> )	Threatened Species: Regionally Extinct
25/05/2019	Japanese Knotweed ( <i>Fallopia japonica</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
17/03/2021	Three-cornered Garlic ( <i>Allium triquetrum</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
19/03/2017	Traveller's-joy ( <i>Clematis vitalba</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species
31/12/1896	Neat Mining Bee ( <i>LasioGLOSSUM (Evylaeus) nitidiusculum</i> )	Threatened Species: Vulnerable
08/08/2009	Common Dolphin ( <i>Delphinus delphis</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
14/05/2005	Common Porpoise ( <i>Phocoena phocoena</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex II    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts    Threatened Species: OSPAR Convention
16/02/2021	Grey Seal ( <i>Halichoerus grypus</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex II    Protected Species: EU Habitats Directive >> Annex V    Protected Species: Wildlife Acts
27/08/2015	Eastern Grey Squirrel ( <i>Sciurus carolinensis</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species    Invasive Species: Invasive Species >> EU Regulation No. 1143/2014    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
30/08/2015	European Otter ( <i>Lutra lutra</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex II    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
19/07/2015	House Mouse ( <i>Mus musculus</i> )	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species
01/06/2004	Lesser Noctule ( <i>Nyctalus leisleri</i> )	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
01/09/2013	West European Hedgehog ( <i>Erinaceus europaeus</i> )	Protected Species: Wildlife Acts

An assessment of files received from the NPWS (Code No. 2022\_120) which contain records of rare and protected species and grid references for sightings of these species was carried out as part of this EclA for the proposed development. There are no recorded sightings within the site itself, however the following table (Table 8) provides a summary of the species identified, the year of identification/sample, survey name and data ID of sightings locations in the areas surrounding the proposed development.

*Table A3. Rare and protected species in the vicinity of the proposed development (NPWS)*

Grid Ref.	Species	Survey Name	Sample Year	Location
O225276	Common Frog ( <i>Rana temporaria</i> )	Frog IPCC data	2011	280m to the S of the site.
O2228	Common Frog ( <i>Rana temporaria</i> )	Frog IPCC data	2003	Trafalgar Lane / Monkstown
O233272	Common Frog ( <i>Rana temporaria</i> )	Frog - National Frog Survey 2011 additional records	2011	1km to the SE of the Site
O2327	Common Frog ( <i>Rana temporaria</i> )	Frog IPCC data	2003	Glenageary Park / Dun Laoghaire
O234273	Common Frog ( <i>Rana temporaria</i> )	Frog IPCC data National Frog Survey 2011	2011	1km to the SE of the Site