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Marine & Environmental Consultancy

Appropriate Assessment Screening for development at Kilgobbin Road, Stepaside, Dublin 18.

2nd September 2025

Prepared by: Luke Dodebier (BSc) of Altemar Ltd.
On behalf of: Kilgobbin Apartments Limited.

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Introduction

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

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Kilgobbin Apartments Limited. The project relates to a development at Kilgobbin Road, Stepaside, Dublin 18.

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

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments.

This report has been prepared by Luke Dodebier (Altemar). Luke holds a BSc (Hons.) in Wildlife Biology and has 4 years' experience in ecological consultancy. Luke has worked on a large variety of projects from large scale renewable projects to small scale residential projects and seen them to completion. Luke is a skilled terrestrial ecologist experienced in Bird, mammal and flora surveying as well as associated reporting in AA, NIS and EcIA.

Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 31 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Background to the Appropriate Assessment

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

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

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

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

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

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

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

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

Stages of the Appropriate Assessment

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

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

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

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

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

Stage 1 Screening Assessment

Management of the Site

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

Project Description

The proposed development at Kilgobbin Road, Stepaside, Dublin 18, comprises of the following:

A proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and of Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) of 5- to 6-storeys height.

The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store and a plant room at ground floor level, 1 no. detached ESB substation and 1 no. detached bicycle store for Block A residents. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment and a pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road. Vehicular access to the development will be via Belarmine Vale.

The proposed site outline, site location and proposed site plans are demonstrated in Figures 1-8.

Landscape

The landscape strategy for the proposed development has been prepared by Landmark Design & Consultancy Landscape Architecture. The proposed landscape masterplan is demonstrated in Figure 8.

Figure 1. *Site Outline*

Figure 2. *Site Location*

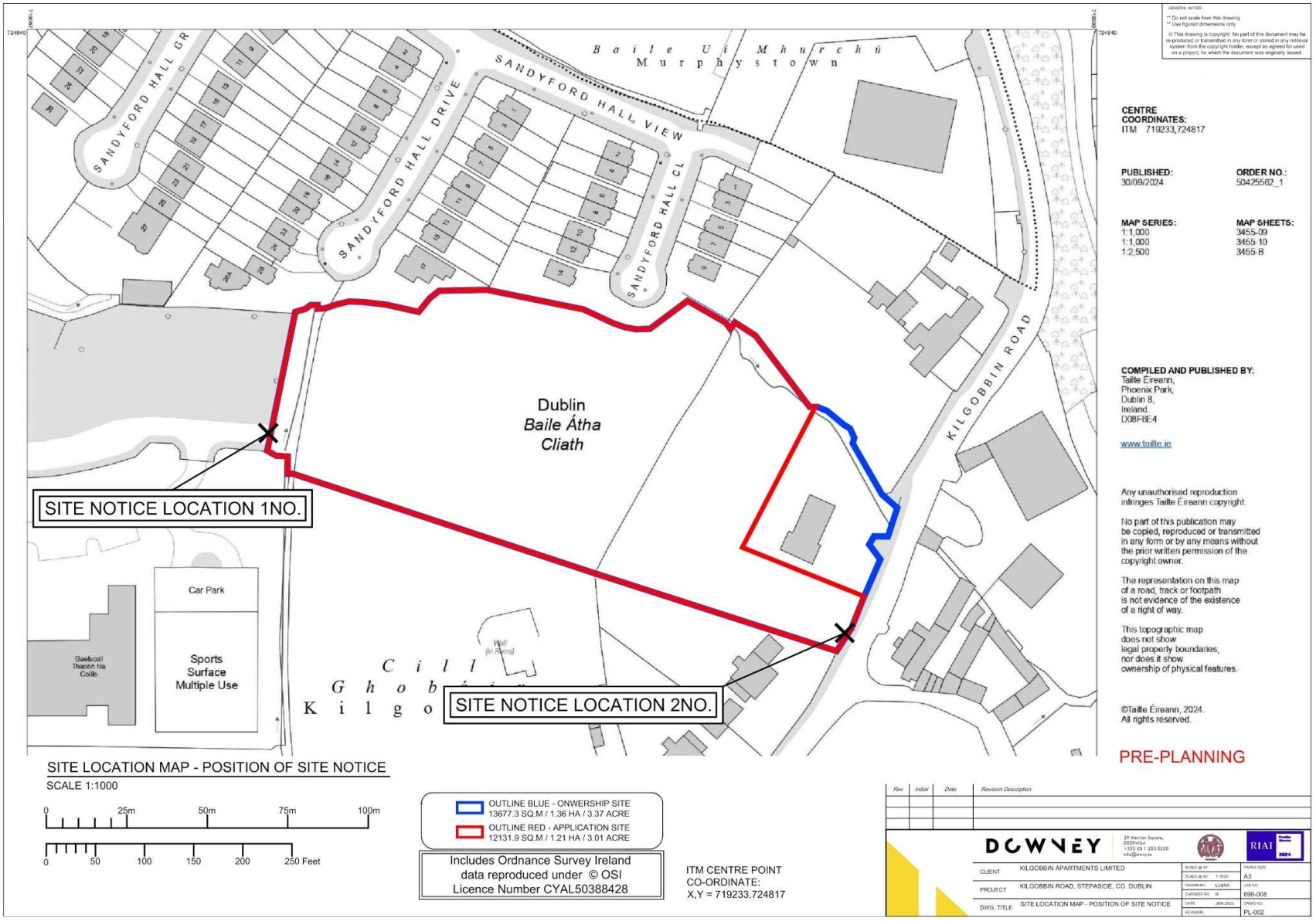

Figure 3. *SITE LOCATION MAP - POSITION OF SITE*

Figure 4*. Proposed Site Plan With Roof Plan*

Figure 5. *Existing and Proposed Contiguous Elevations 1.1*

Figure 6. *Existing and Proposed Contiguous Elevations 2.2*

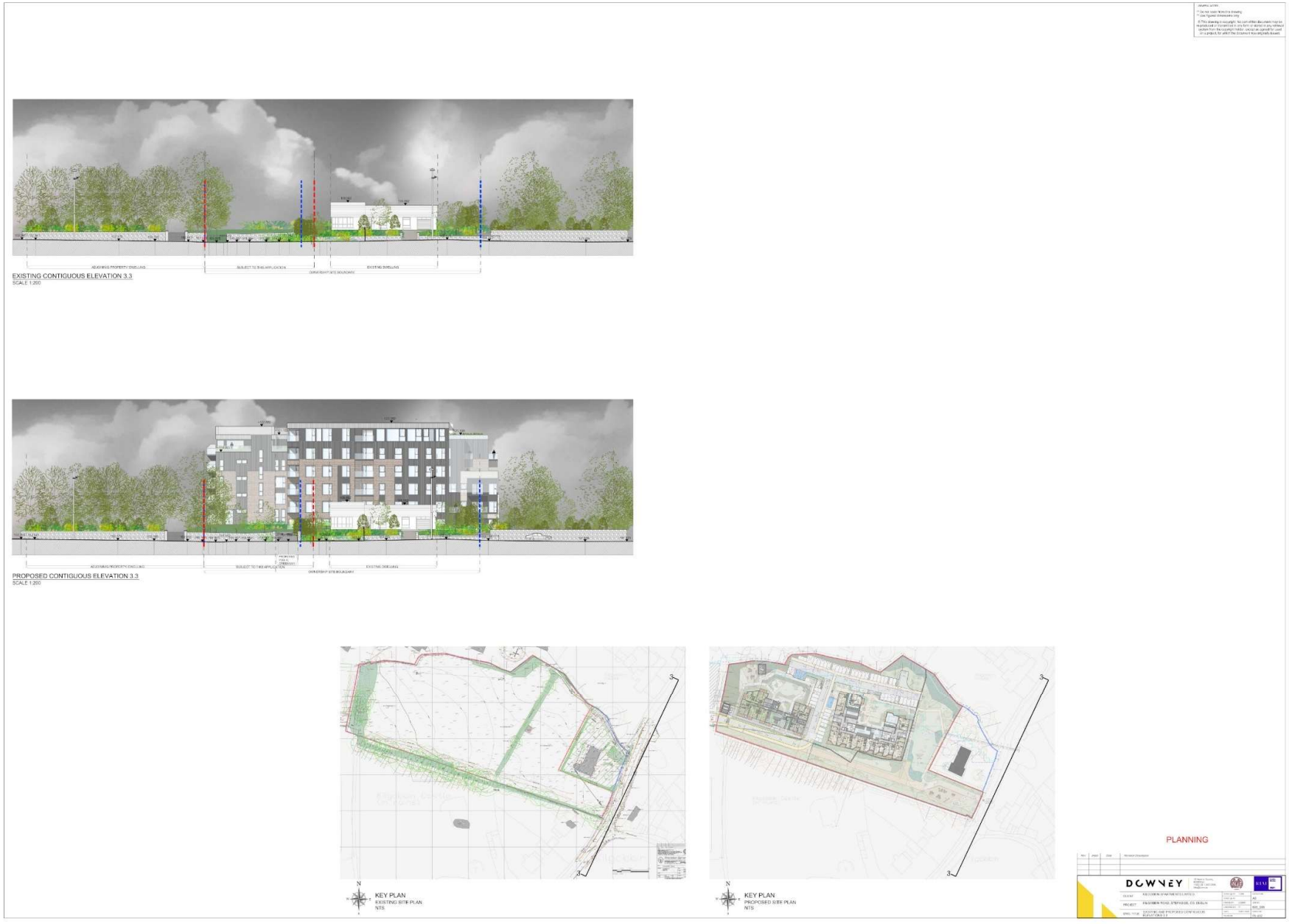

Figure 7. *Existing and Proposed Contiguous Elevations 3.3*

Figure 8. *Landscape Masterplan*

Drainage

A site-specific engineering services report has been prepared by Molony Millar Consulting and structural engineers as part of this planning application. The report states the following in relation to surface water and foul wastewater drainage:

'Existing Foul Sewer Infrastructure

A 375mm diameter foul sewer crosses the site, flowing eastwards along the northern boundary of the site.

Proposed Foul Drainage System: -

Foul Drainage System for the site will be separated from the surface water network Irish Water pre-connection enquiry has been submitted (reference CDS24009343) and result is awaited. It is proposed to provide a 225mm diameter uPVC foul collector sewer following the main access road, discharging to the existing 375mm diameter concrete foul sewer.

Existing Surface Water infrastructure:-

The Ballyogan Stream and tributary follow the western and northern boundaries of the site, it is partially culverted and partially open. It is proposed to culvert the Ballyogan tributary along the western boundary, completing the existing culvert from the south western corner to the north western corner of the site.

The existing Ballyogan Stream is to be retained as an open stream with a 128m3 compensatory flood storage terrace provided in the north eastern corner of the site. It is proposed to discharge surface water (SW) run-off from the site (after interception and attenuation) to the existing open Ballyogan Stream. The proposed development will comprise of a new surface water drainage system to collect surface water run-off and will treat the run-off at source by means of green blue roofs and/or infiltration before discharging to the existing Ballyogan Stream.

all parking bays are to be permeable paving, impermeable asphalt roads are provided with road gullies, discharging through a petrol interceptor to a detention basin.

Landscaped areas are to promote natural infiltration as much as possible with overflow to the detention basin. Final discharge from the site is limited to the equivalent greenfield runoff rate by a hydrobrake. The surface water network will include the following: Car-parking bays with permeable paving/infiltration systems; Surface water gullies draining to a grass lined detention basin; Roof drainage discharging to green blue / blue roof; Bypass Petrol Separator; and Hydrobrake flow control device Refer to Molony and Millar Drawings 1285-8-C02 & 1285-8-C05.'

The proposed drainage layouts are demonstrated in Figure 9.

Figure 9. *Foul & Surface Water Drainage Layout Plan*

Identification of Relevant European Sites

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

While there is no direct hydrological connection there is an indirect connection to European Sites.

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, indirect or remote, were taken into account.

The proposed development site is located within a suburban environment. There is no intact biodiversity corridor to Natura 2000 sites/European Sites. The nearest European Site is Wicklow Mountains SAC (5 km) (Figures 13) has no direct or indirect hydrological pathway connection. There is an indirect hydrological pathway to Rockabill to Dalkey Island SAC, Bray Head SAC, and Dalkey Islands SPA via the Carrickmines Stream on the north of the site.

During construction standard watercourse protection measures will be in place in line with Water Pollution Acts. However, In the absence of these mitigation measures, any silt, dust, or pollutants that may enter the water drainage networks will settle, be dispersed, or diluted within the watercourse and marine environment, prior to reaching Natura 2000 sites. No significant effects on the qualifying interests of European sites are likely.

A 375mm diameter foul sewer crosses the site, flowing eastwards along the northern boundary It is proposed to provide a 225mm diameter uPVC foul collector sewer following the main access road, discharging to the existing 375mm diameter concrete foul sewer. Foul wastewater will be directed to the existing foul drainage network along Kilgobbin Road, which in turn ultimately discharges to Shanganagh Wastewater Treatment Plant (WwTP). Given that foul wastewater will be treated at Shanganagh WwTP via the public sewer network and any pollutants or contaminants will be dispersed, diluted, and ultimately treated within the public network prior to reaching the marine environment.

The Shanganagh WWTP has an Organic Capacity (PE) As Constructed 186000. The current Organic Capacity (PE) - Collected Load (peak week)[Note1] is 41063 the remaining Organic Capacity (PE) - is 44937. The Capacity of the Shanganagh WWTP will not be exceeded in the next three years according to the Shanganagh-Bray D0038-02 Annual Environmental Report 2024.

The proposed development will include a surface water drainage system that collects and treats runoff at source using green-blue roofs, permeable paving, and a detention basin, with final discharge to the Ballyogan Stream limited to greenfield runoff rates via a hydrobrake. The Ballyogan tributary along the western boundary will be culverted, while the main stream will remain open, with a 128 m^3 compensatory flood storage area provided in the north-eastern corner. Additional infrastructure will include road gullies, a petrol interceptor, and flow control devices to manage runoff effectively. any subsequent pollutants or contaminants will be dispersed, diluted in the drainage network

Final discharge from the site will be limited to the current greenfield discharge rate, or 2 l/s maximum. In order to both reduce and attenuate the flow; the proposed development will be designed in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS).

The proposed development site is located along Kilgobbin Rd, Dublin and there is no intact biodiversity corridor to European sites. No European sites are deemed to be in the potential Zone of Influence (ZoI). However, following the precautionary principle, screening of all European sites within 15km and those with a direct/indirect pathway beyond 15km is carried out.

Table 1. Natura 2000 sites within 15km of the proposed development site

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
Wicklow Mountains SAC	IE002122	5km	No
Knocksink Wood SAC	IE000725	5.3km	No
South Dublin Bay SAC	IE000210	5.36km	No
Ballyman Glen SAC	IE000713	6.5km	No
Rockabill to Dalkey Island SAC	IE003000	8.1km	No
Glenasmole Valley SAC	IE001209	9.7km	No
Bray Head SAC	IE000714	10.8km	No
North Dublin Bay SAC	IE000206	10.9km	No
Glen of the Downs SAC	IE000719	14.2km	No
Howth Head SAC	IE000202	14.7km	No
Special Protection Areas			
Wicklow Mountains SPA	IE004040	5.3km	No
South Dublin Bay and River Tolka Estuary SPA	IE004024	5.2km	No
Dalkey Islands SPA	IE004172	8.1km	No
North Bull Island SPA	IE004006	9.6km	No
North-West Irish Sea SPA	IE004236	10.3km	No

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

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** 1355 Otter (*Lutra lutra)* 3110 Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) 3130 Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or *Isoeto-Nanojuncetea* 3160 Europeanl dystrophic lakes and ponds 4010 Northern Atlantic wet heaths with *Erica tetralix* 4030 European dry heaths 4060 Alpine and Boreal heaths 6130 Calaminarian grasslands of the *Violetalia calaminariae* 6230 Species-rich *Nardus* grasslands, on siliceous substrates in mountain areas 7130 Blanket bogs 8110 Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) 8210 Calcareous rocky slopes with chasmophytic vegetation 8220 Siliceous rocky slopes with chasmophytic vegetation 91A0 Old sessile oak woods with *Ilex* and *Blechnum* **Potential Impact** The proposed development site is located within a suburban environment, 5 km from this SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000725	Knocksink Wood SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** Petrifying springs with tufa formation (Cratoneurion) [7220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The proposed development site is located within a suburban environment, 5.3 km from this SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE0000210	South Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** [1140] Mudflats and sandflats not covered by seawater at low tide [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [2110] Embryonic shifting dunes **Potential Impact** The proposed development site is located within a suburban environment, 5.8 km from this SAC. Given the minimum distance (5.36 km) to this SAC across a substantial marine environment, and the fact that this SAC and the outfall locations of both foul and surface water networks are separated by Sorrento Point and Dalkey Coast, it is considered that there is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000713	Ballyman Glen SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The proposed development site is located within a suburban environment, 6.5 km from this SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE0003000	Rockabill to Dalkey Island SAC	**OUT**	**Conservation Objectives** To maintain the favourable conservation condition of Reefs and Harbour porpoise, in Rockabill to Dalkey Island SAC, which is defined by the following list of targets: • The permanent habitat area is stable or increasing, subject to Europeanl processes. • Distribution of habitat is stable or increasing, subject to Europeanl processes. • Conserve the following community types in a Europeanl condition: Intertidal reef community complex; and Subtidal reef community complex. • Porpoise range within site should not be restricted by artificial barriers to site use. • Human activities should occur at levels that do not adversely affect the harbour porpoise community at the site. **Feature of Interest** [1170] Reefs [1351] *Phocoena phocoena* (Harbour porpoise) **Potential Impact** The proposed development site is located in a suburban area approximately 8.1 km from the Rockabill to Dalkey Island SAC (Figure 10). There is no direct Source–Pathway–Receptor linkage between the site and this SAC. However, out of an abundance of caution, it is acknowledged that an indirect hydrological connection exists via the foul and surface water drainage networks, which ultimately discharge to the Shanganagh River and into the marine environment respectively, approximately 1.5 km from the SAC. At this distance, sufficient dilution and mixing of any discharges will occur well before reaching the SAC within the watercourse and marine environment. Furthermore, standard watercourse protection measures will be in place during construction to control sediment and pollutants. Even in the absence of these measures, no significant effects on the SAC are considered likely. The development includes a new surface water drainage system designed to treat runoff at source using green-blue roofs, permeable paving, detention basins, and natural infiltration features. Runoff will be restricted to greenfield rates via a hydrobrake, discharging to a drainage ditch that connects to the Carrickmines Stream, and subsequently to the Shanganagh River.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Foul wastewater from the site will be conveyed to the existing public foul sewer on Kilgobbin Road, which discharges to Shanganagh Wastewater Treatment Plant (WWTP) which is operating within capacity. All foul water will undergo full treatment before being released to the marine environment, ensuring that any pollutants are adequately treated and diluted. **No significant effects are likely**
IE001209	Glenasmole Valley SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** 6210 Semi-Europeanl dry grasslands and scrubland facies on calcareous substrates (*Festuco Brometalia*) 6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) 7220 Petrifying springs with tufa formation (*Cratoneurion*) **Potential Impact** The proposed development site is located within a suburban, 9.7 km from this SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**
IE000714	Bray Head SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Feature of Interest** Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impact** The development site is located within a suburban environment, approximately 10.7 km from the Bray Head SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely**

European Site Code	Name	Screened IN/OUT	Details/Reason
IE0000206	North Dublin Bay SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. Features of Interest [1140] Mudflats and sandflats not covered by seawater at low tide [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1395] Petalwort (Petalophyllum ralfsii) [1410] Mediterranean salt meadows (Juncetalia maritimi) [2110] Embryonic shifting dunes [2120] Shifting dunes along the shoreline with Ammophila arenaria [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2190] Humid dune slacks **Potential Impact** The proposed development site is located within a suburban, 10.9 km from this SAC (Figure 10). Given the minimum distance (10.9 km) across a substantial marine environment, it is considered that there is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the proposed foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SAC are likely No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site **No significant effects are likely.**
IE000719	Glen of the Downs SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] **Potential Impact** The proposed development site is located within a suburban, 14.0 km from this SAC (Figure 10). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE0000202	Howth Head SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [4030] European dry heaths **Potential Impact** The proposed development site is located within a suburban, 14.7 km from this SAC (Figure 10). Given the minimum distance (14.7 km) across a substantial marine environment, it is considered that there is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SAC. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the proposed foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
Special Protection Areas			
IE004040	Wicklow Mountains SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** A098 Merlin *(Falco colombarius)* A103 Peregrine *(Falco peregrinus)* **Potential Impact** The proposed development site is located within a suburban environment, 5.3 km from this SPA (Figure 11). There is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. Given the minimum distance (5.3 km) to this SPA, no significant noise or vibration impacts on the qualifying interests are foreseen. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. The buildings are constructed of a high proportion of solid material

European Site Code	Name	Screened IN/OUT	Details/Reason
			and would be clearly visible to bird species and would not be seen to have a significant collision risk for birds. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE0004024	South Dublin Bay and River Tolka Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** *Branta bernicla hrota* (Light-bellied Brent Goose) [A046] *Haematopus ostralegus* (Oystercatcher) [A130] *Charadrius hiaticula* (Ringed Plover) [A137] *Pluvialis squatarola* (Grey Plover) [A141] *Calidris canutus* (Knot) [A143] *Calidris alba* (Sanderling) [A144] *Calidris alpina* (Dunlin) [A149] *Limosa lapponica* (Bar-tailed Godwit) [A157] *Tringa totanus* (Redshank) [A162] *Chroicocephalus ridibundus* (Black-headed Gull) [A179] *Sterna dougallii* (Roseate Tern) [A192] *Sterna hirundo* (Common Tern) [A193] *Sterna paradisaea* (Arctic Tern) [A194] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located within a suburban environment, 5.2 km from this SPA (Figure 11). Given the minimum distance (5.2 km) to this SPA across a substantial marine environment, and the fact that this SPA and the outfall locations of both foul and surface water networks are separated by Sorrento Point and Dalkey Coast, it is considered that there is an 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SPA are likely. Further, given the minimum distance (5.2 km) to this SPA, no significant noise or vibration impacts on the qualifying interests are foreseen. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. The buildings are constructed of a high proportion of solid material and would be clearly visible to bird apecies and would not be seen to have a significant collision risk for birds. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and

European Site Code	Name	Screened IN/OUT	Details/Reason
			operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004172	Dalkey Islands SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** A192 Roseate Tern (*Sterna dougallii)* A193 Common Tern (*Sterna hirundo)* A194 Arctic Tern *(Sterna paradisaea)* **Potential Impact** The proposed development site is located within a suburban environment, 8.1 km from this SPA (Figure 11). Given the minimum distance (8.1 km) to this SPA across a substantial marine environment, and the fact that this SPA and the outfall locations of both foul and surface water networks are separated by Sorrento Point and Dalkey Coast, it is considered that there is an 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SPA are likely. Further, given the minimum distance (8.1 km) to this SPA, no significant noise or vibration impacts on the qualifying interests are foreseen. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. The buildings are constructed of a high proportion of solid material and would be clearly visible to bird apecies and would not be seen to have a significant collision risk for birds. 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.
IE0004006	North Bull Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** A046 Light-bellied Brent Goose (*Branta bernicla hrota*) A048 Shelduck (*Tadorna tadorna*) A052 Teal (*Anas crecca*) A054 Pintail (*Anas acuta*) A056 Shoveler (*Anas clypeata*) A130 Oystercatcher (*Haematopus ostralegus*)

European Site Code	Name	Screened IN/OUT	Details/Reason
			A140 Golden Plover (*Pluvialis apricaria*) A141 Grey Plover (*Pluvialis squatarola*) A143 Knot (*Calidris canutus*) A144 Sanderling (*Calidris alba*) A149 Dunlin (*Calidris alpina alpine*) A156 Black-tailed Godwit (*Limosa limosa*) A157 Bar-tailed Godwit (*Limosa lapponica*) A160 Curlew (*Numenius arquata*) A162 Redshank (*Tringa tetanus*) A169 Turnstone (*Arenaria interpres*) A179 Black-headed Gull (*Chroicocephalus ridibundus*) A999 Wetlands **Potential Impact** The proposed development site is located within a suburban environment, 9.6 km from this SPA (Figure 11). Given the minimum distance (9.6 km) to this SPA across a substantial marine environment, and the fact that this SPA and the outfall locations of both foul and surface water networks are separated by Sorrento Point and Dalkey Coast, it is considered that there is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the proposed foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SPA are likely. Further, given the minimum distance (9.6 km) to this SPA, no significant noise or vibration impacts on the qualifying interests are foreseen. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. The buildings are constructed of a high proportion of solid material and would be clearly visible to bird apecies and would not be seen to have a significant collision risk for birds. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004236	North-West Irish Sea SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** A001 Red-throated Diver *Gavia stellata* A003 Great Northern Diver *Gavia immer* A009 Fulmar *Fulmarus glacialis* A013 Manx Shearwater *Puffinus puffinus* A017 Cormorant *Phalacrocorax carbo* A018 Shag *Phalacrocorax aristotelis*

European Site Code	Name	Screened IN/OUT	Details/Reason
			A065 Common Scoter *Melanitta nigra* A179 Black-headed Gull *Chroicocephalus ridibundus* A182 Common Gull *Larus canus* A183 Lesser Black-backed Gull *Larus fuscus* A184 Herring Gull *Larus argentatus* A187 Great Black-backed Gull *Larus marinus* A188 Kittiwake *Rissa tridactyla* A192 Roseate Tern *Sterna dougallii* A193 Common Tern *Sterna hirundo* A194 Arctic Tern *Sterna paradisaea* A195 Little Tern *Sterna albifrons* A199 Guillemot *Uria aalge* A200 Razorbill *Alca torda* A204 Puffin *Fratercula arctica* A862 Little Gull *Hydrocoloeus minutus* **Potential Impact** The proposed development site is located within a suburban environment, 10.3 km from this SPA (Figure 11). Given the minimum distance (10.3 km) to this SPA across a substantial marine environment, and the fact that this SPA and the outfall locations of both foul and surface water networks are separated by Sorrento Point and Dalkey Coast, it is considered that there is no 'direct' or 'indirect' Source-Pathway-Receptor linkage between the proposed development site and the SPA. In the absence of mitigation measures, any silt, dust, or pollutants that may enter the proposed foul / surface water drainage networks will settle, be dispersed, or diluted. No significant effects on the qualifying interests of this SPA are likely. Further, given the minimum distance (10.3 km) to this SPA, no significant noise or vibration impacts on the qualifying interests are foreseen. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. The buildings are constructed of a high proportion of solid material and would be clearly visible to bird apecies and would not be seen to have a significant collision risk for birds. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

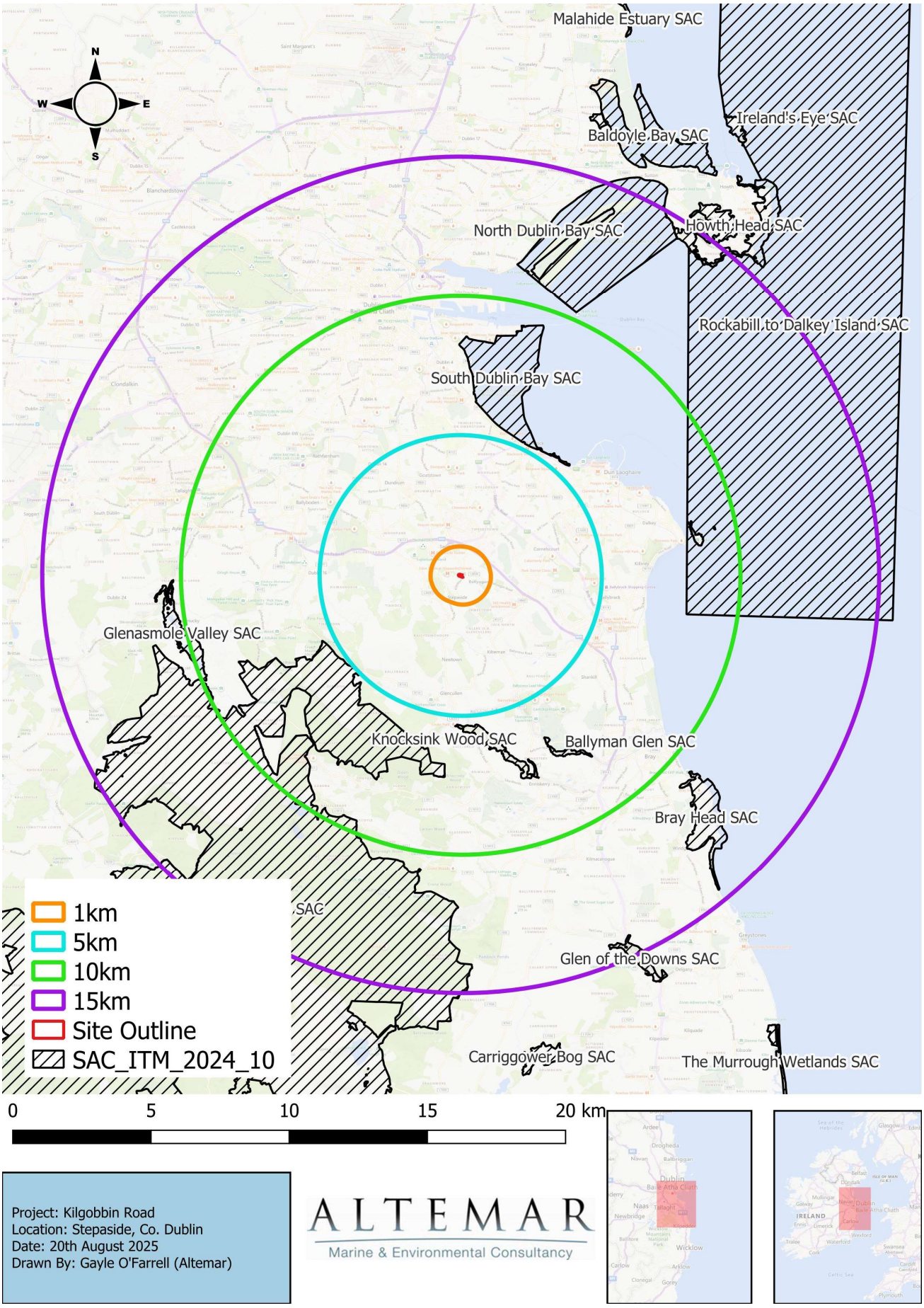

Figure 10. *Special Areas of Conservation (SAC) within 15km of the subject site*

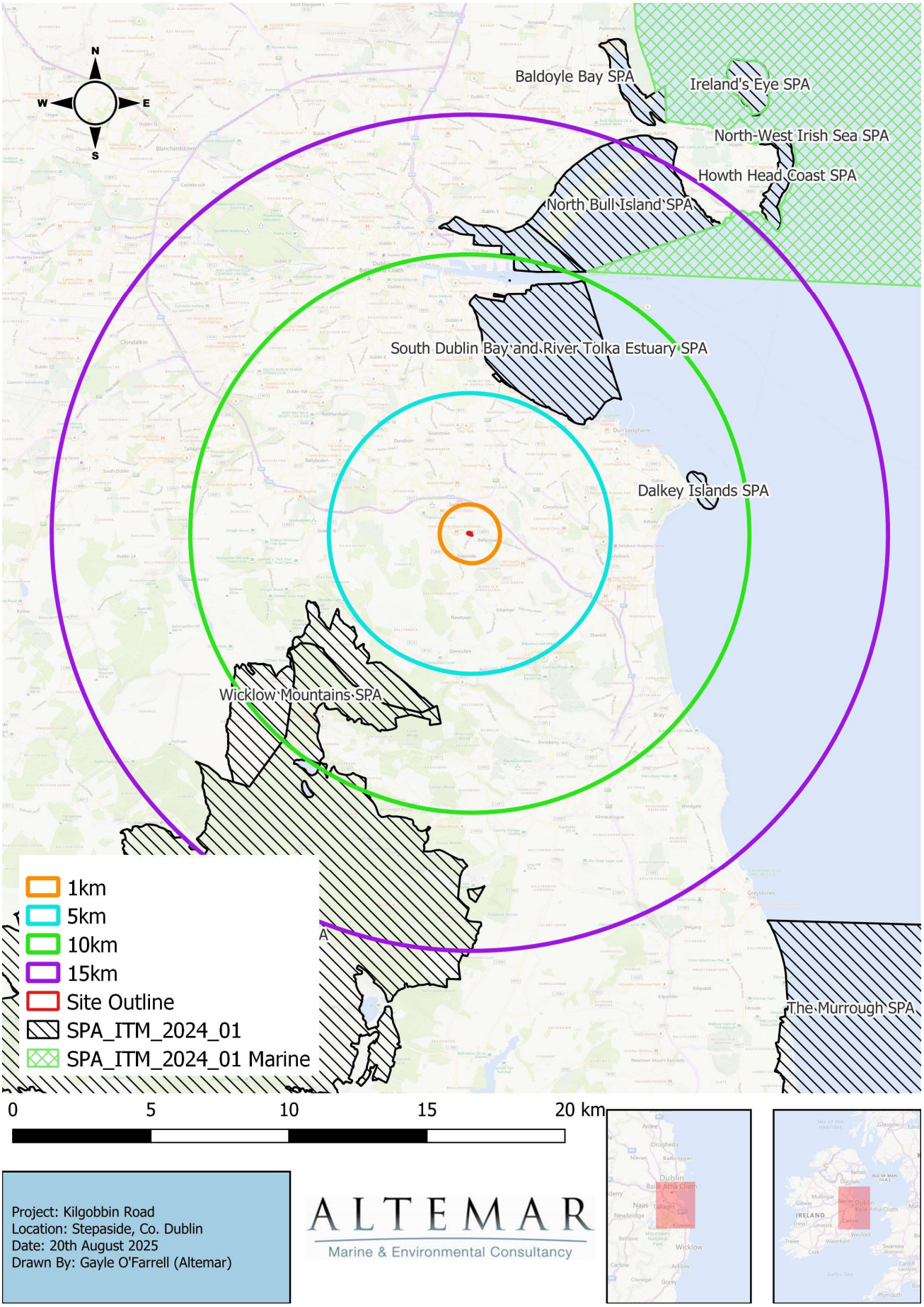

Figure 11. *Special Protection Areas (SPA) within 15km of the subject site*

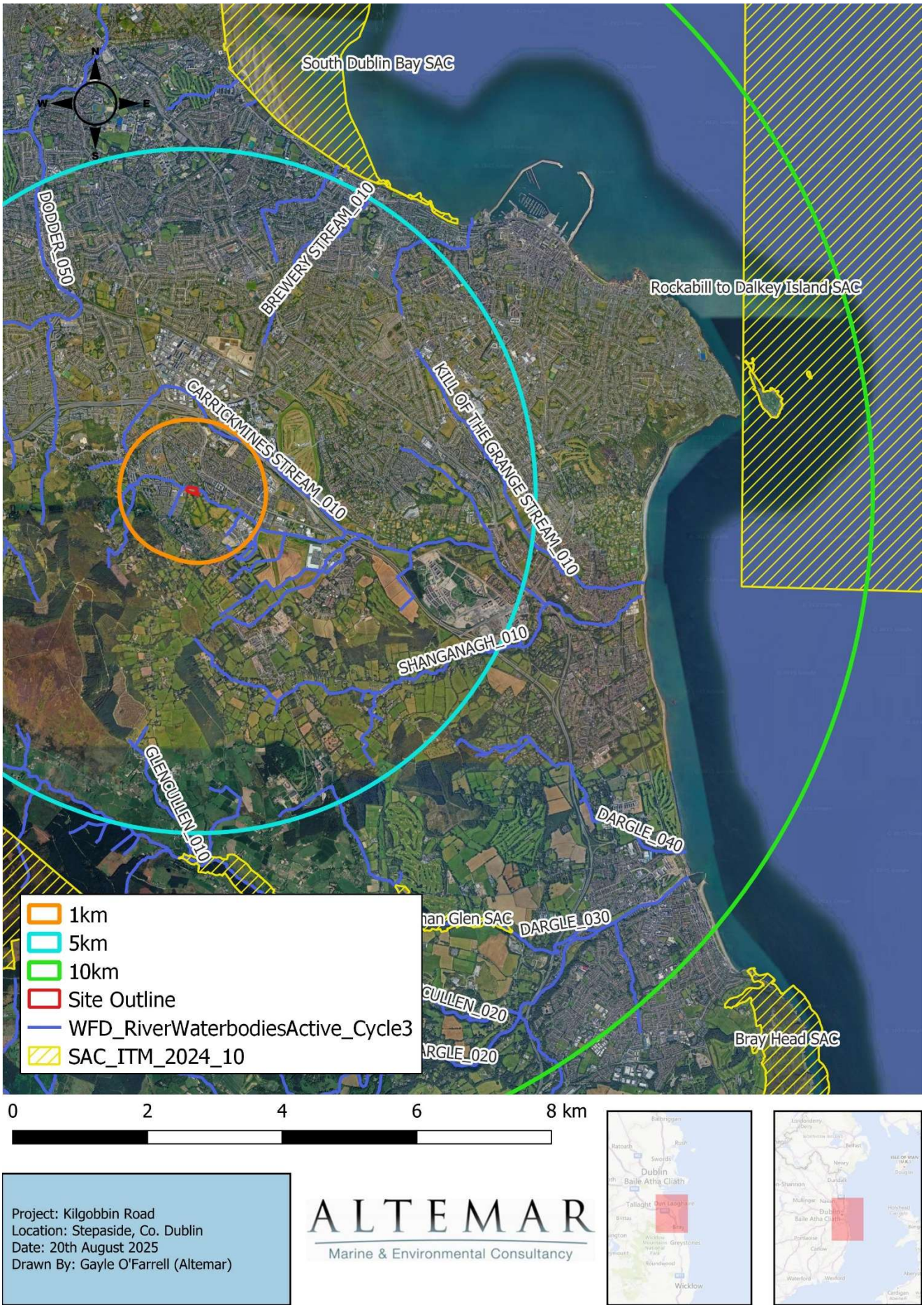

Figure 12. *Waterbodies proximate to the subject site*

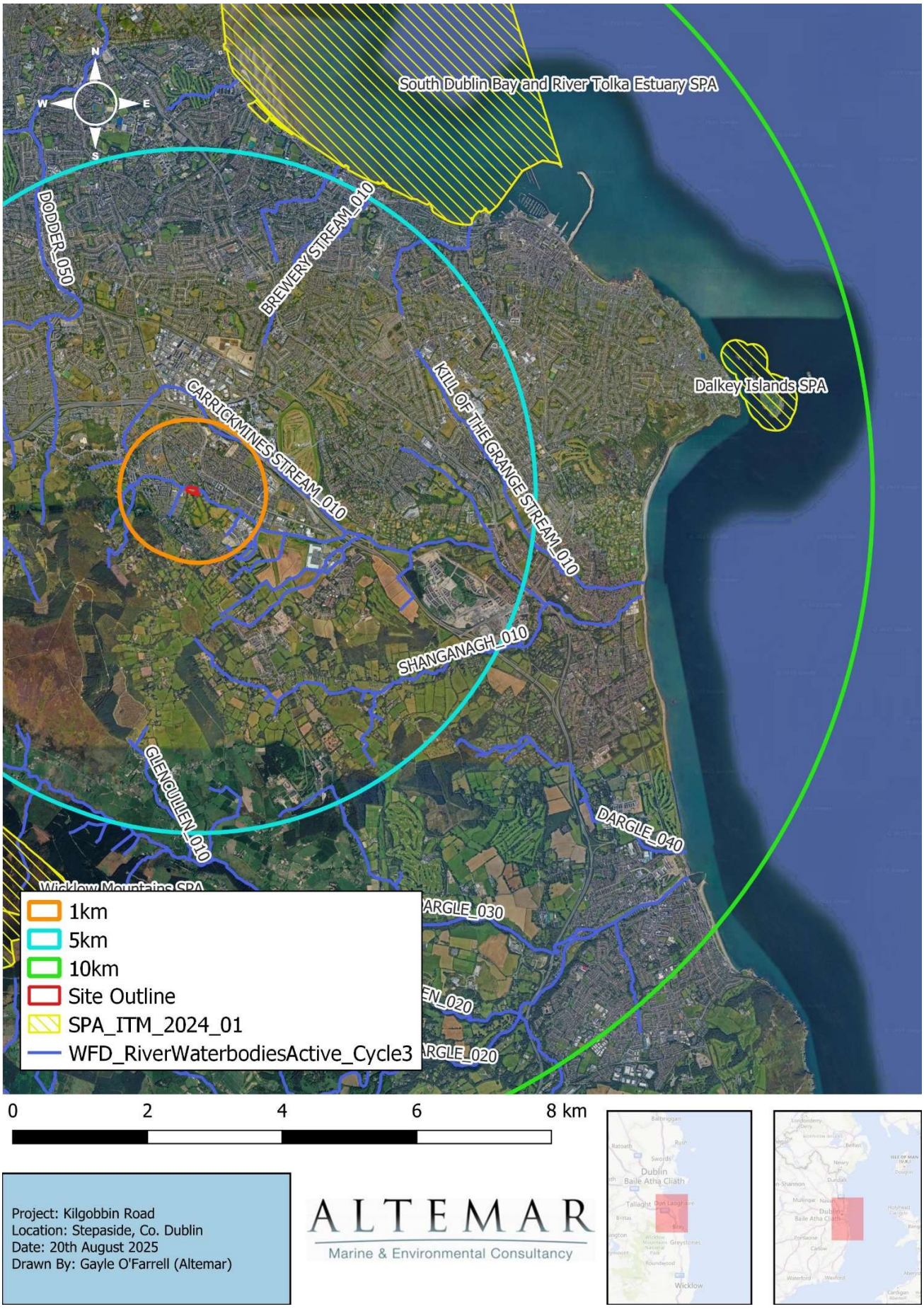

Figure 13. *Waterbodies and SACs in proximity to the subject site*

In-Combination Effects

The following is a list of planning applications (last five years) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
LRD24A/0111	Murphystown Way, Dublin 18	Apply for planning permission for a Large-scale Residential Development consisting of alterations to the Strategic Housing Development permitted under ABP Ref.: 308227-20 on a site at Murphystown Way, Dublin 18. The site is bound by the M50 motorway to the north, the Luas Green Line to the east and Murphystown Way to the south west. Glencairn House and its curtilage, which is a protected structure under RPS Ref. No. 1643, and the Glencairn SHD residential development (permitted under ABP Ref.: ABP-302580-18) is located to the east of the application site. The proposed alterations to the permitted development consists of the replacement of the residential amenity space (with a gross floor area of 450 sq.m) at the ground floor of Block 1 with 5 no. apartments (2 no. 1 bedroom apartments, 2 no. 2 bedroom apartments, and 1 no. 3 bedroom apartment), the provision of external storage space and a bicycle store for the proposed apartments. This results in an increase in apartments in Block 1 from 116 no. to 121 no. apartments. The proposals include associated alterations to facades, and external alterations to provide private amenity space for the proposed apartments, and all associated development. The permitted SHD development (under ABP Ref.: 308227-20) is for 249 no. apartments, and the proposed alterations would result in the overall increase to 254 no. apartments. Details are available online at https://mwshdamdt1.com/
303978	Glenamuck Road South, Kilternan, Dublin 18	30 no. houses and 173 no. apartments with all associated site works.
306160	Glenamuck Road, Enniskerry Road, Kiltiernan, Dublin 18	Demolition of 'Greenmount' and 'Dun Oir', construction of 197 no. residential units (62 no. houses, 135 no. apartments) and associated site works.
ABP30428819	Clay Farm loop road, Stepaside Park, Kilgobbin, Stepaside, Dublin 18	Planning permission for strategic housing development. The application site

Following an analysis of development proposals proximate to the subject site, it is considered that in-combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in-combination effects are foreseen.

No projects in the vicinity of the proposed development would be seen to have a significant in-combination effect on Natura 2000 sites.

Conclusions

The proposed development site is located within a suburban environment. The nearest European site is the Wicklow Mountains SAC, located approximately 5 km to the south-west. The Carrickmines Stream, the nearest waterbody, runs along the northern boundary and partially through the north-eastern section of the site.

The site is also approximately 8.1 km from the Rockabill to Dalkey Island SAC (see Figure 10). There is no direct Source–Pathway–Receptor linkage between the proposed development and this SAC. However, out of an abundance of caution, it is acknowledged that an indirect hydrological connection exists via the surface and foul water drainage networks, which ultimately discharge to the Shanganagh River and into the marine environment, approximately 1.5 km from the SAC.

At that distance, sufficient mixing and dilution of any potential discharges would occur well before reaching the SAC. In addition, the site design incorporates standard water protection measures to control sediment and pollutants during both construction and operation. Even in the absence of these mitigation measures, no significant adverse effects on the Rockabill to Dalkey Island SAC are anticipated.

There are no Natura 2000 sites within the zone of influence of the proposed development. Taking into account the distance to the nearest designated sites, the lack of a direct hydrological or ecological corridor, and the treatment and dilution of any foul or surface water, it is concluded that the proposed development will not result in any significant effects on Natura 2000 sites. As such, the construction and operation of the development will not impact the conservation objectives or features of interest of any designated site. This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European site.

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

Data Used for AA Screening

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

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for development at Kilgobbin Road, Stepaside, Dublin 18.
Name and Location of European Sites Within 15km	Wicklow Mountains SAC Knocksink Wood SAC Ballyman Glen SAC South Dublin Bay SAC Rockabill to Dalkey Islands SAC Glenasmole Valley SAC Bray Head SAC North Dublin Bay SAC Glen of the Downs SAC Howth Head SAC Wicklow Mountains SPA South Dublin Bay and River Tolka Estuary SPA Dalkey Islands SPA North Bull Island SPA Nort-West Irish Sea SPA
Project Description	Residential Development
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	There are no Natura 2000 sites within the zone of influence of the proposed development. Taking into account the distance to the nearest designated sites, the lack of a direct hydrological or ecological corridor, and the treatment and dilution of any foul or surface water, it is concluded that the proposed development will not result in any significant effects on Natura 2000 sites. As such, the construction and operation of the development will not impact the conservation objectives or features of interest of any designated site. This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

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