

**Appropriate Assessment Screening for a Proposed
Residential Development at Elmfield, Clondalkin, Co.
Dublin**



20th August 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Limited.
On behalf of: Thornmeadow Developments Limited

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altamar Ltd.** at the request of Thornmeadow Developments Ltd. The project relates to an application for planning permission for a residential development at Elmfield, Clondalkin, 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 European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

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.

Altamar Ltd.

Since its inception in 2001, Altamar 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, the managing director of Altamar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Background to the Appropriate Assessment

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

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

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

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

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

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

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

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

Stages of the Appropriate Assessment

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

1) Screening stage:

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

2) Appropriate Assessment (Natura Impact Statement):

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

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

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

Stage 1 Screening Assessment

Management of the Site

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

Description of the Proposed Project

Thornmeadow Developments Limited intend to apply for permission for a Large-Scale Residential Development on lands at the Securispred Logistics site, Elmfield, Ninth Lock Road, Clondalkin, Dublin 22.

The proposed development will consist of the demolition of the existing warehouses and structures on site and the construction of a mixed-use residential-led development comprising a total of 408 no. residential units (comprising 24 no. studio units, 230 no. 1 bedroom units, 149 no. 2 bedroom/3 persons units and 5 no. 3 bedroom/5 person units) and 1 no. childcare facility. The residential units will comprise a mixture of apartments and own-door houses and range in height from 2-9 storeys. The proposed development will also comprise all associated car parking (202 no. spaces), cycle parking, refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, ESB substations, and site and infrastructural works necessary to facilitate the proposed development. There are existing industrial warehouse's & concrete hard standing on the site, which will be demolished to facilitate the new development.

Foul & Surface Water Drainage

The application is accompanied by an Engineering Services Report prepared by GK Consulting Engineers Ltd. This report states the following in relation to surface water and foul water drainage:

Foul Water Drainage

"The existing 225mm diameter public foul sewer passes across the top let site corner. We propose to connect to this sewer with the new development outfall. New Sewers will be located under main access roads in the new development and the necessary wayleaves provided. All proposed drainage works shall comply with Irish Water Standards.

Foul discharge calculations from the proposed development were issued to IW for the PCE.

All proposed works affecting the public drainage system will be subject to detailed agreement with the water and drainage department of SDCC and with Irish Water. The individual pipe materials and gradients are chosen to ensure self-cleaning velocities (i.e. between minimum velocity 0.75m/sec).

A central spine 225 dia pipe network will service the 4 Blocks, ancillary pipes of 150 dia will connect ground floor units into the network. These will all outflow into a new connection to the existing 225 dia mains to the North West of the site."

A map of the proposed foul water drainage network is displayed in Figure 8.

Surface Water Drainage

"The existing building runoff from roof & hardstanding areas is collected by downpipes & gullies. The surface water from the site currently discharges to a 450mm diameter SW sewer. Flowing north off the site.

Surface water strategy:

This SuDS Design Statement outlines the proposed approach for the management of rainfall runoff within the development to ensure no increase in flood risk to any development within the site or elsewhere with delivery of wider water quality, amenity and biodiversity benefits. The approach to the SuDS Design is per the guidance from the CIRIA SuDS Manual, as outlined in the Surface water management plan, which is summarised as follows:

- *Identify suitable mechanism of discharge for site drainage.*
- *Allocate a management train and appropriate number of sub catchments to provide the collection, treatment, storage, conveyance of runoff across the site.*
- *Identify suitable SuDS components which are in keeping with the proposed landscape character. It is noted that the design presented and summarised in this report is outline / planning stage and surface water drainage at the site will be subject to detailed design post planning.*

SOURCE CONTROL

5.2.1 GREEN ROOF

It is proposed to introduce green roofing as a source control device. The proposed green roofing includes 4 blocks of approximately 2000m² each of extensive lightweight green roof. The total roof area of the blocks is approximately 6500m², which means that the extensive green roof covers approximately 25% of the total site. South Dublin City Council's Green and Blue Roof Guide notes that new developments should provide a minimum green roof coverage of 70% for extensive or 50% for intensive green roofs. The proposed development provides approximately 90% green/blue roof coverage. As set out below, the green roofs will be set above blue roofing to provide additional rainwater storage.

The substrate and the plant layers in a green roof absorb large amounts of rainwater and release it back into the atmosphere by transpiration and evaporation. They also filter water as it passes through the layers, so the run-off, when it is produced, has fewer pollutants. Rainfall not retained by green roofs is detained, effectively increasing the time to peak and slowing peak flows.

A green roof can reduce annual percentage runoff by between 40% and 80% through this retention and evapotranspiration, with the impact dependent on a range of factors including the depth of substrate, the saturation of substrate at the onset of a rain event, the angle of the roof, the range of vegetation growing, intensity of rainfall and the time of year.

5.2.2 BLUE ROOF

Blue roofs hold rainwater runoff on roofs and release that rainfall slowly through a flow control device. While blue roofs do not have to be vegetated, it is proposed to introduce this blue roofing beneath the areas of green roofing covering the flat roof areas. Dublin City Council's Green and Blue Roof Guide notes that green blue roofs that provide attenuation of rainfall on the roof is the approach preferred by SDCC.

Blue roof comprises a combined drainage and attenuation void within the roof structure and a roof outlet system designed to release the attenuated water at a controlled discharge rate via a restrictor chamber. It is proposed to restrict runoff from each of the roofs using Bauder flow restrictor outlets or a similar approved flow control device. An overflow will be provided for rainfall events that exceed the storage capacity of the roof, and an exceedance outfall will be provided to prevent flooding should the primary outfall block. A typical arrangement, extracted from SDCC's Green and Blue Roof Guide, is shown in the Figure below.

Blue roof decks are relatively low maintenance. Specific attention should be given to the blue roof elements such as the outlets. It is proposed to use Bauder blue roof and flow restrictor outlets or a similar approved system from another manufacturer. The Bauder system uses a sealed graded outlet, as shown in the below figure, which shows a typical flow restrictor outlet under construction. This reduces the risk of the outlet becoming blocked. Nonetheless, the outlets should be checked a minimum of twice annually.

5.2.3 PERMEABLE PAVING

Concrete block permeable paving is proposed in all proposed parking and private parking areas. Water will be collected via a network of perforated pipes directing water to the surface water network. Permeable paving will serve multiple purposes, controlling storm water at the source to reduce run off as well as improving water quality by trapping suspended solids and filtering pollutants.

Further to the parking the Homezone roads will also be permeable paving.

5.4 SITE CONTROL

5.4.1 TREE PITS

Due to the large amount of tree planting throughout the proposed site, tree pits along the road system have been proposed to collect surface water runoff from the road system. The proposed tree pits will provide attenuation, optimise the retention time and provide a water quality improvement, especially for the first flush from the road system. The tree pits along the road system will comprise of a 225mm perforated pipe which will collect and direct the surface water runoff into the below ground surface water system.

5.4.2 RAIN GARDENS

Several Bioretention areas below rain gardens are proposed through the site. Rain gardens are depressions with attractive planting which can act as infiltration points for surface water. The proposed planting will comprise suitable native vegetation that can accommodate occasional inundations. Referral shall be made the landscaping layout and report for further details.

5.5 REGIONAL CONTROL

5.5.1 DETENTION BASIN

Detention basins are proposed as end point attenuation systems throughout the site. Surface water collected throughout the site will flow through the detention basin as the final SUDS control measure. Any surface water over and above the greenfield runoff rates for the site will be attenuated within the basin.

The maximum water level of the detention basin will be minimum 150mm below any FFL throughout the development. A dry swale above the detention basin will also provide an extra level of storage for any surcharge.

5.5.2 FLOW CONTROL

Flows will be controlled by a Hydrobrake or similar approved flow control device, limited to the greenfield equivalent runoff rate (Refer to SW report in appendix), with excess flows being attenuated in the Detention basin as mentioned above before out falling to the existing SW network out fall to the north of the site.

5.5.3 PETROL INTERCEPTOR

A Petrol interceptor is to be installed before the surface water outfall. Petrol Interceptors will remove hydrocarbons from surface flows, protecting the natural watercourse.

5.5.4 CLIMATE CHANGE

Requirements for climate change allowances are as per OPW 'General Map User Guidance Notes' found through floodinfo.ie⁴. A 20% uplift in extreme rainfall depths (Mid Range Future Scenario (MRFS)) has been adopted for the purposes of undertaking hydraulic calculations to validate the outline design proposal."

A map of the proposed SuDS design and surface water drainage network is displayed in Figures 9-12.

Landscape

This application is accompanied by a Landscape Design Report prepared by Austen Landscape Architects. The report states the following in relation to the landscape plan:

"2.2 –Biodiversity Net Gain Statement

This landscape design has been developed to achieve measurable Biodiversity Net Gain by ensuring that the development leaves biodiversity in a better state than it was before. Impacts on existing ecological features have been carefully considered, with a focus on protecting valuable assets, enhancing existing habitats, and introducing new ecological features to increase overall biodiversity value.

	Existing Site	Proposed Design
Trees	None of crucial significance or retention	395no.
Native and biodiverse Hedgerow	None of crucial significance or retention	1756 lin.m
Biodiversity and Pollinator Friendly Planting	30m2	8978 m2

The design incorporates native and pollinator-friendly planting, the creation of diverse habitats, and green infrastructure that strengthens ecological connectivity within the site and its surroundings. The inclusion of green roof wildflower planting and perennial planting mixes further contributes to the ecological value of the scheme, enhancing pollinator resources and increasing the overall green factor across the development.

See Figure 13 for the Landscape Plan.



0 25 50 75 100 125 150 m

Project: Elmfield
 Location: Ninth Lock Road, Co. Dublin
 Date: 20th August 2026
 Drawn By: Hugh Butler (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site outline.



0 100 200 300 400 500 m

Project: Elmfield
 Location: Ninth Lock Road, Co. Dublin
 Date: 20th August 2026
 Drawn By: Hugh Butler (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

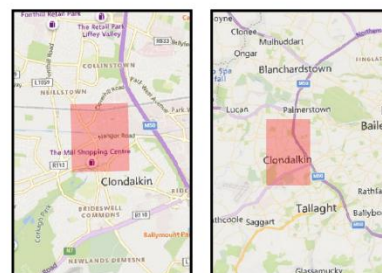
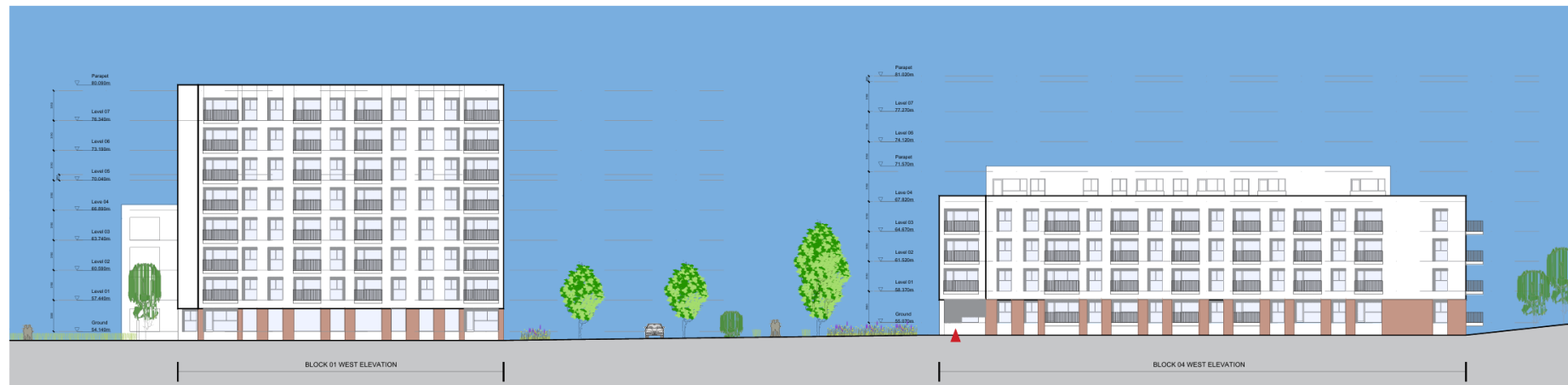
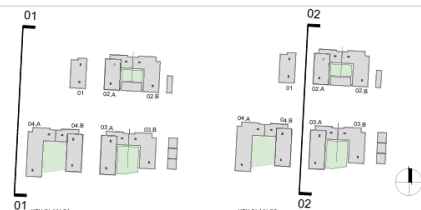


Figure 2. Site location



PROPOSED ELEVATIONS SHEET 01



Revision Description

Date Rev. No. Issued by

o'mahony pike

architecture | urban design
email: info@omahonypike.com
tel: +353 1 202 7400
fax: +353 1 202 7401
www.omahonypike.com

Project: Elmfield
Location: Ninth Lock Road, Clondalkin
Client: Thornmeadow Developments Limited

Drawing Title: Proposed Elevations Sheet 01
Drawing No.: 25018-OMP-ZZ-XX-DR-A-2000

Project Code: PRJ
Project Lead: MH
Drawn By: AD
Job No.: 25018
Purpose: S2

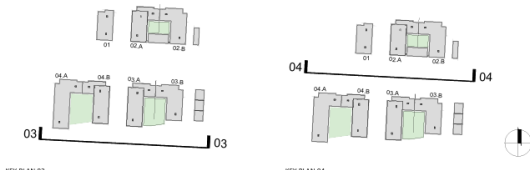
Scale @ A1: 1:200
Date Printed: 01.12.2025
Current Rev.: A2
Status: S1

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Figure 4. Proposed site elevations sheet 1 of 4



PROPOSED ELEVATIONS SHEET 02



Revision Description	Date	Rev. No.	Issued by		Project Code: PKJ	Scale @ A1: 1:200
					Project Lead: MH	Date Printed: 01.12.2025
					Drawn By: AD	Current Rev.: A2
					Job No.: 25018	Status: S1
					Purpose: S2	
architecture urban design email: info@omahonypike.com tel: +353 1 202 7400 fax: +353 1 202 0822 www.omahonypike.com Dublin The Chapel Mount St. Anne's Milltown, Dublin 6 Co. Cork D06 N802 Ireland Cork One South Mall Cork City Co. Cork T12 CCN8 Ireland Project: Elmfield Location: Ninth Lock Road, Clondalkin Client: Thornmeadow Developments Limited Drawing Title: Proposed Elevations Sheet 02 Drawing No.: 25018-OMP-ZZ-XX-DR-A-2001						
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Figure 5. Proposed site elevations sheet 2 of 3

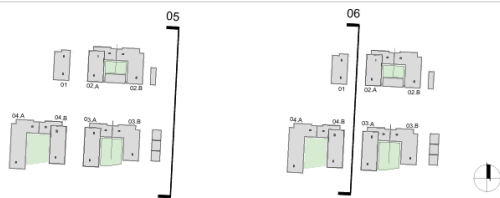


ELEVATION 5-5



ELEVATION 6-6

PROPOSED ELEVATIONS SHEET 03



Revision Description	Date	Rev. No.	Issued by		Project Code: PRJ	Scale @ A1: 1:200
					Project Lead: MH	Date Printed: 01.12.2025
					Drawn By: AD	Current Rev: A2
					Job No.: 25018	Status: S1
					Purpose: S2	
				Project: Elmfield		
				Location: Ninth Lock Road, Clondalkin		
				Client: Thornmeadow Developments Limited		
				Drawing Title: Proposed Elevations Sheet 03		
				Drawing No.: 25018-OMP-ZX-XX-DR-A-2002		
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Figure 6. Proposed site elevations sheet 3 of 4

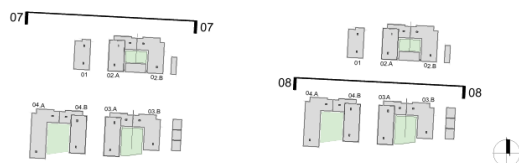


ELEVATION 7 - 7



ELEVATION 8 - 8

PROPOSED ELEVATIONS SHEET 04



Revision Description	Date	Rev. No.	Issued by				
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				Dublin The Chapel One South Mall Mount St. Anne's Cork City Co. Cork D0N KNS2 Ireland			
				Project: Elmfield Location: Ninth Lock Road, Clondalkin Client: Thornmeadow Developments Limited			
				Project Code: PRJ Project Lead: MH Drawn By: AD Job No.: 25018 Purpose: S2			
				Scale @ A1: 1:200 Date Printed: 01.12.2025 Current Rev: A2 Status: 51			
				Drawing Title: Proposed Elevations Sheet 03 Drawing No.: 25018-OMP-ZZ-XX-DR-A-2003			

Figure 7. Proposed site elevations sheet 4 of 4

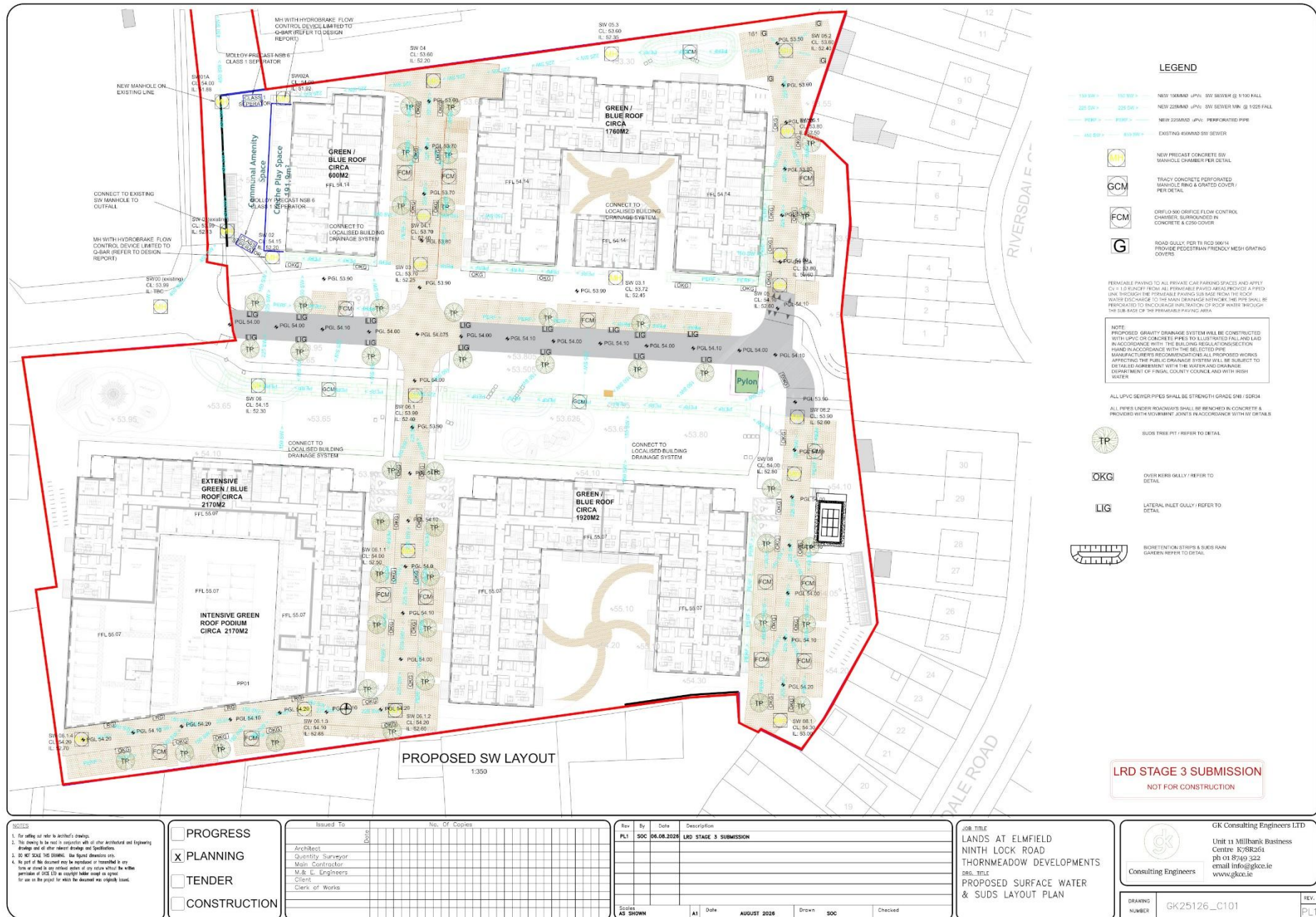
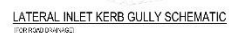


Figure 9. Proposed surface water & SUDS layout plan



Figure 10. Proposed site SUDS layout catchment areas

TABLE 1

BIORETENTION DETENTION BASIN AREA/RAIN GARDEN - SCHEMATIC LAYOUT



NOT FOR CONSTRUCTION

GK Consulting Engineers LTD

NOTES

1. For welding and refer to Architect's drawings.
2. This drawing is to be used in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
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DRG TITLE
 PROPOSED SUDS DETAILS
 SHEET 1

GK Consulting Engineers LTD

Unit 11 Millbank Business
Centre, K78Z61
ph 01 8749 322
email info@gkce.ie
www.gkce.ie

Consulting Engineers

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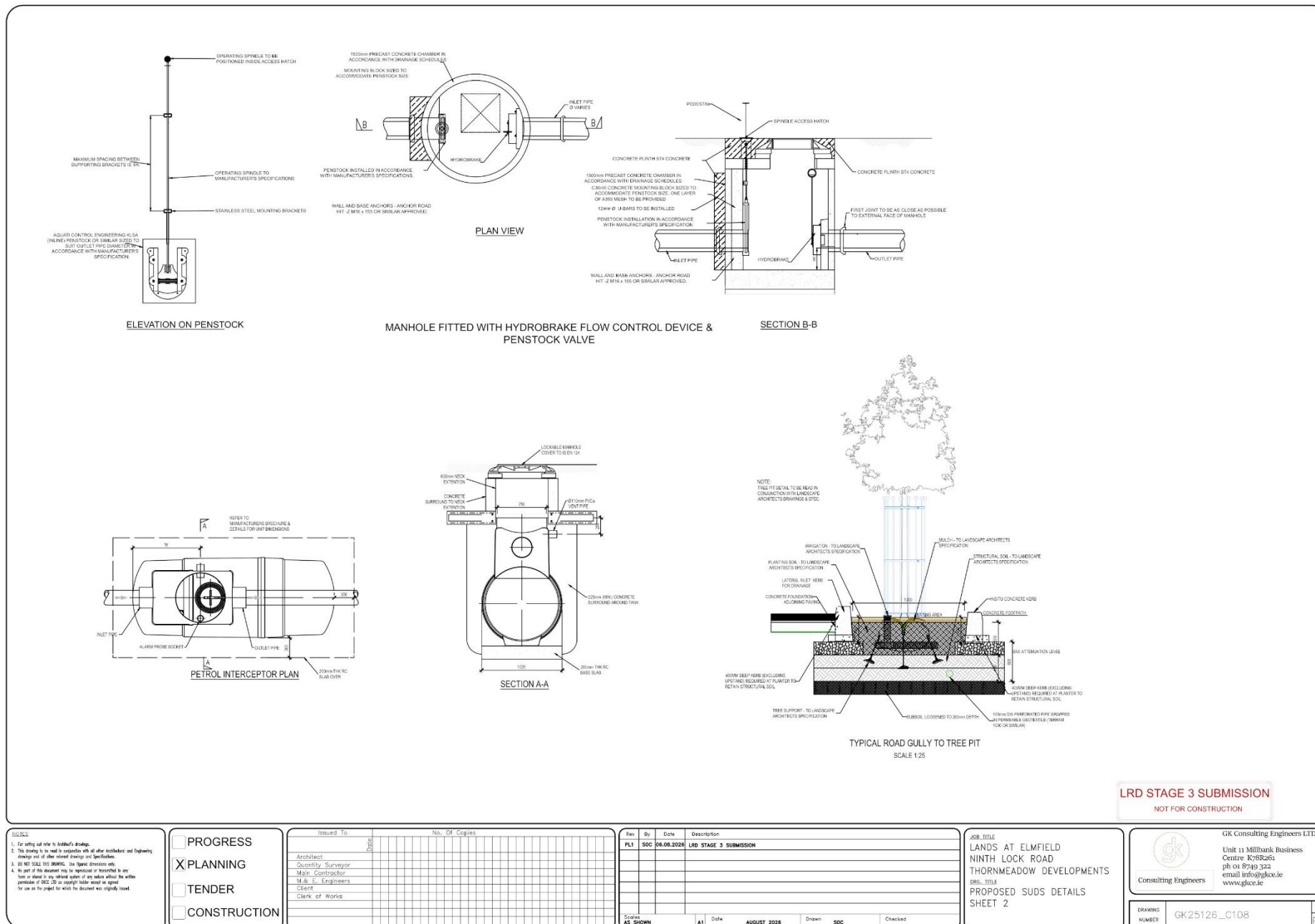


Figure 12. Proposed SUDS details (sheet 2 of 2)

Identification of Relevant European Sites

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

A key factor in the consideration as to whether or not a particular European site is likely to be affected by a development is its distance from the location of the subject site. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the subject site is the Rye Water Valley / Carton SAC (7.3 km away) (Figures 14). The nearest waterbodies to the subject site are the Grand Canal, located c. 50m north of the site and the River Camac, located c. 135m south of site. There is no hydrological pathway from the proposed development site to either waterbody.

There is an indirect hydrological pathway to the European sites in Dublin Bay via the proposed foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer to the north-west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to European sites at Dublin Bay (minimum 11.3 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. In the absence of mitigation measures, no significant impacts on European sites are likely via foul and surface water drainage.

Given the minimum distance to the nearest SPA (11.9 km to South Dublin Bay and River Tolka Estuary SPA) across Dublin City, no noise or vibration impacts on the qualifying interests of these sites are foreseen. Additionally, given that the proposed development will be at a similar height to surrounding buildings, no significant impact on flightlines of bird species protected as qualifying interests of any SPAs are foreseen.

The Zol of the proposed project would be seen to be restricted to the site outline, with potential for minor localised disturbance (i.e. noise, vibration and artificial lighting) and air quality impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zol 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 considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites.

SACs within 15km of the proposed development site are demonstrated in Figure 14. SPAs within 15km of the proposed development site are demonstrated in Figure 16. Waterbodies and European sites located in proximity to the proposed development are demonstrated in Figures 17.

Table 1. Proximity to designated sites of conservation importance.

Site Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE001398	Rye Water Valley / Carton SAC	7.3 km	No
IE001209	Glenasmole Valley SAC	7.6 km	No
IE002122	Wicklow Mountains SAC	9.9 km	No
IE000210	South Dublin Bay SAC	11.9 km	No
IE000206	North Dublin Bay SAC	14.4 km	No
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	11.9 km	No
IE004006	North Bull Island SPA	14.4 km	No
IE004040	Wicklow Mountains SPA	11.5 km	No

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

Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000210	South 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. Qualifying Interests 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] Potential Impact The proposed development site is located within an urban environment approximately 11.9 km from this SAC. There is no direct hydrological connection between the subject site and this SAC. There is an indirect hydrological pathway to this SAC via the foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer to the north-west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to this SAC (11.9 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. In the absence of mitigation measures, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.

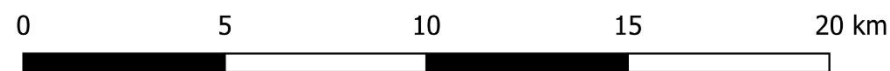
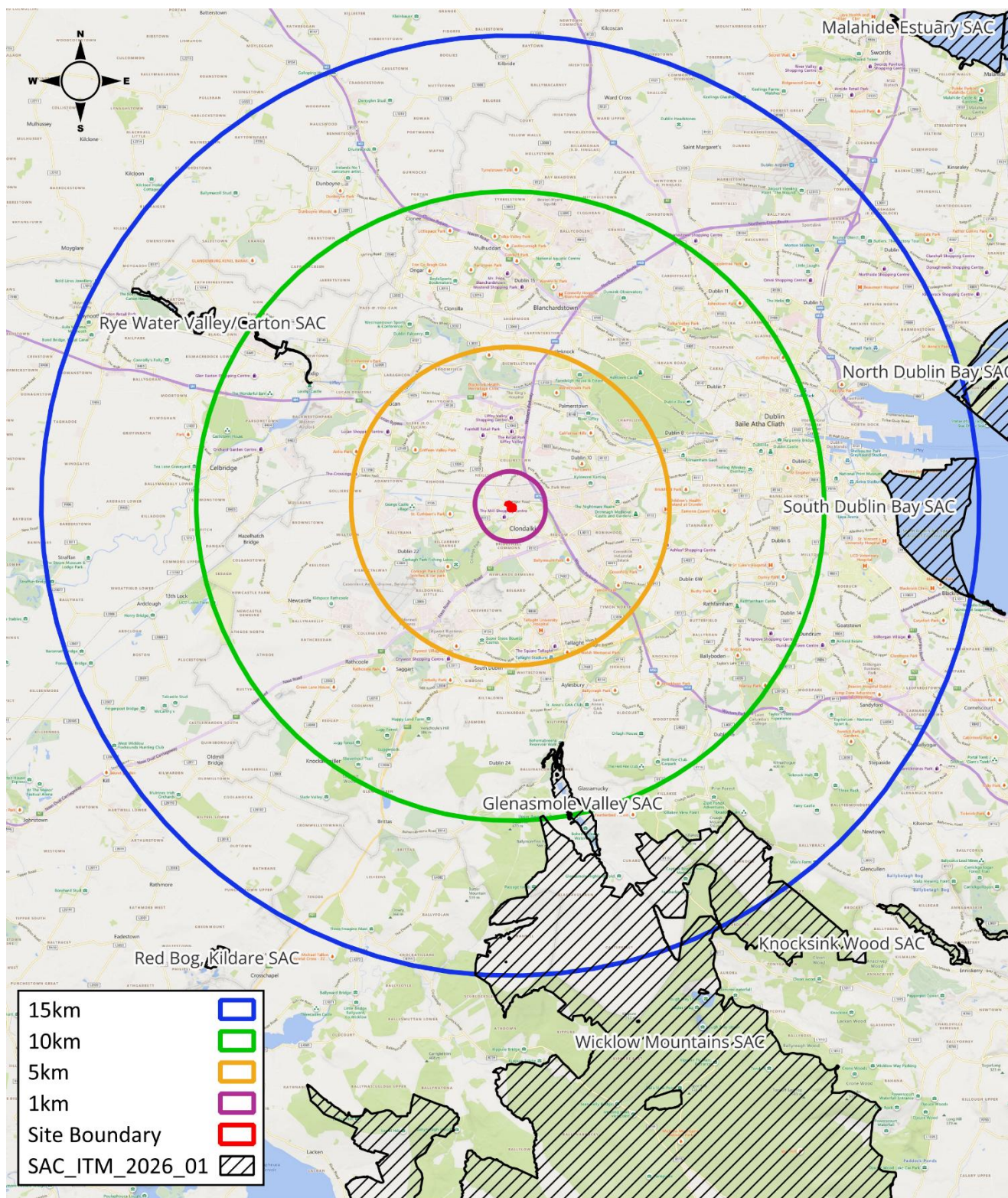
			No significant effects are likely.
IE000206	North Dublin Bay SAC	Out	Conservation Objectives To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. Qualifying Interests Mudflats and sandflats not covered 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 maritima</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] Potential Impact The proposed development site is located within an urban environment approximately 14.4 km from this SAC. There is no direct hydrological connection between the subject site and this SAC. There is an indirect hydrological pathway to this SAC via the foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer to the north-west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to this SAC (14.4 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. In the absence of mitigation measures, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE002122	Wicklow Mountains 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 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 <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Otter (<i>Lutra lutra</i>) [1355] Potential Impact The proposed development site is located within an urban environment approximately 9.9 km from this SAC. There is no direct or indirect hydrological connection between the subject site and this SAC. There is no direct or indirect hydrological connection between the subject site and this SAC. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. 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 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] Potential Impact The proposed development site is located within an urban environment approximately 7.6 km from this SAC. There is no direct or indirect hydrological connection between the subject site and this SAC. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE001398	Rye Water Valley / Carton SAC		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 Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] Potential Impact

			The proposed development site is located within an urban environment approximately 7.3 km from this SAC. There is no direct or indirect hydrological connection between the subject site and this SAC. No potential impact is foreseen. 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			
IE004024	South Dublin Bay and River Tolka Estuary SPA	Out	Conservation Objectives The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<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] Potential Impact The proposed development is located 11.9 km from this SPA. There is no direct hydrological connection between the subject site and this SPA. There is an indirect hydrological pathway to this SPA via the foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer to the north-west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to this SPA (11.9 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. Furthermore, given the minimum distance to this SPA (11.9 km) across Dublin City, no noise or vibration impacts on the qualifying interests of this SPA are foreseen. Additionally, given that the proposed development will be at a similar height to surrounding buildings, no significant impact on flightlines of bird species protected

			as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004006	North Bull Island SPA	Out	Conservation Objectives The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999] Potential Impact The proposed development is located 14.4 km from this SPA. There is no direct hydrological connection between the subject site and this SPA. There is an indirect hydrological pathway to this SPA via the foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer on to the north-west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to this SPA (14.4 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. In the absence of mitigation measures, no significant effects on the qualifying interests of this SPA are likely. Furthermore, given the minimum distance to this SPA (14.4 km) across Dublin City, no noise or vibration impacts on the qualifying interests of this SPA are foreseen. Additionally, given that the proposed development will be at a similar height to surrounding

			buildings, no significant impact on flightlines of bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely
IE004040	Wicklow Mountains SPA	Out	Conservation Objectives To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Qualifying Interests A098 Merlin <i>Falco columbarius</i> A103 Peregrine <i>Falco peregrinus</i> Potential Impact The proposed development site is located within an urban environment approximately 11.5 km from this SPA. There is no direct or indirect hydrological connection between the subject site and this SPA. Given the minimum distance to this SPA (11.5 km) across Dublin City, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. Additionally, given that the proposed development will be at a similar height to surrounding buildings, no significant impact on flightlines of bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No potential impact is foreseen. No significant effects are likely.



Project: Elmfield
 Location: Ninth Lock Road, Co. Dublin
 Date: 20th August 2026
 Drawn By: Hugh Butler (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

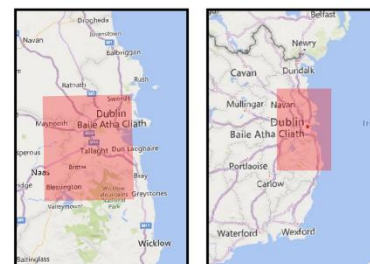


Figure 14. SACs within 15km of the proposed development.

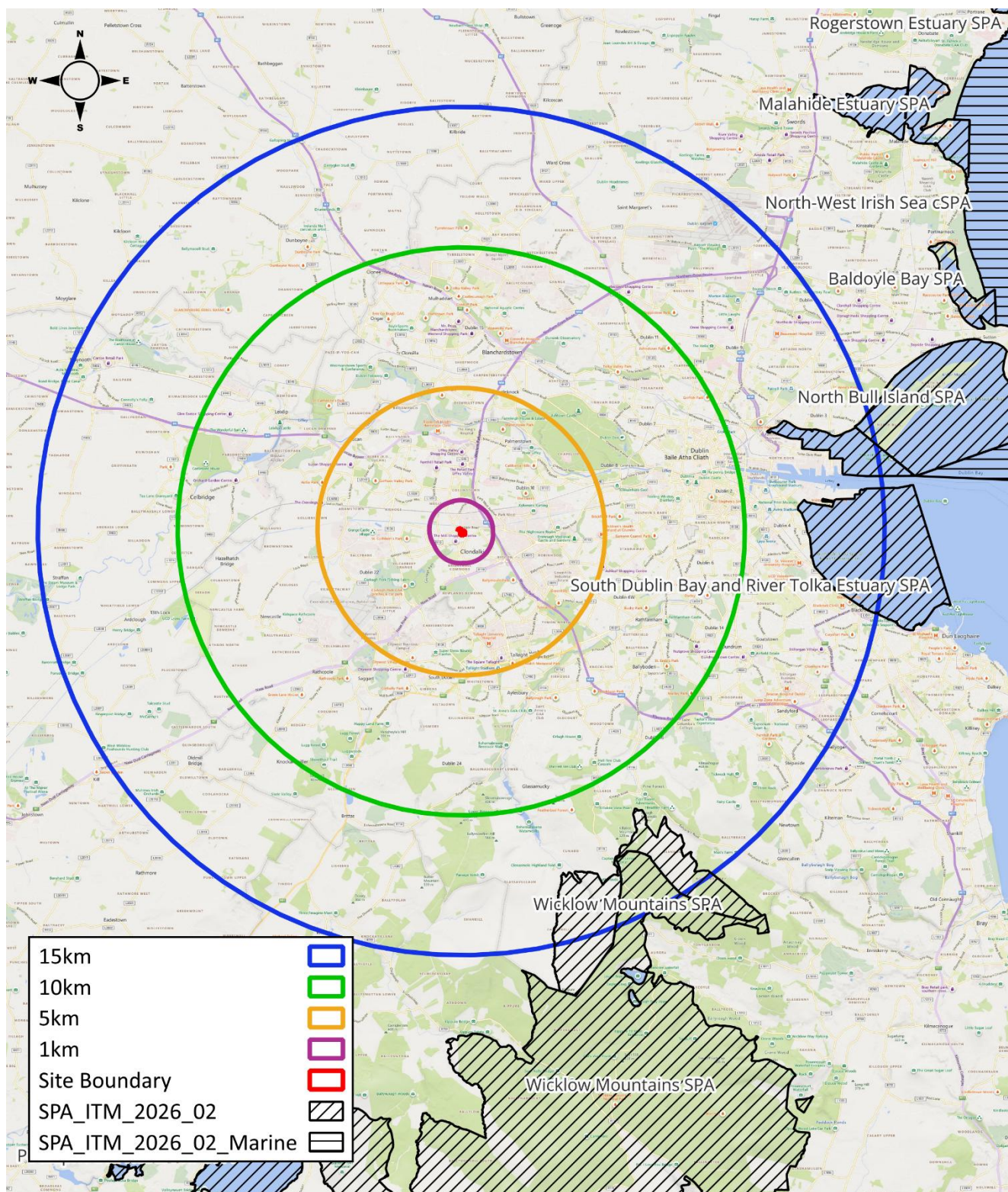
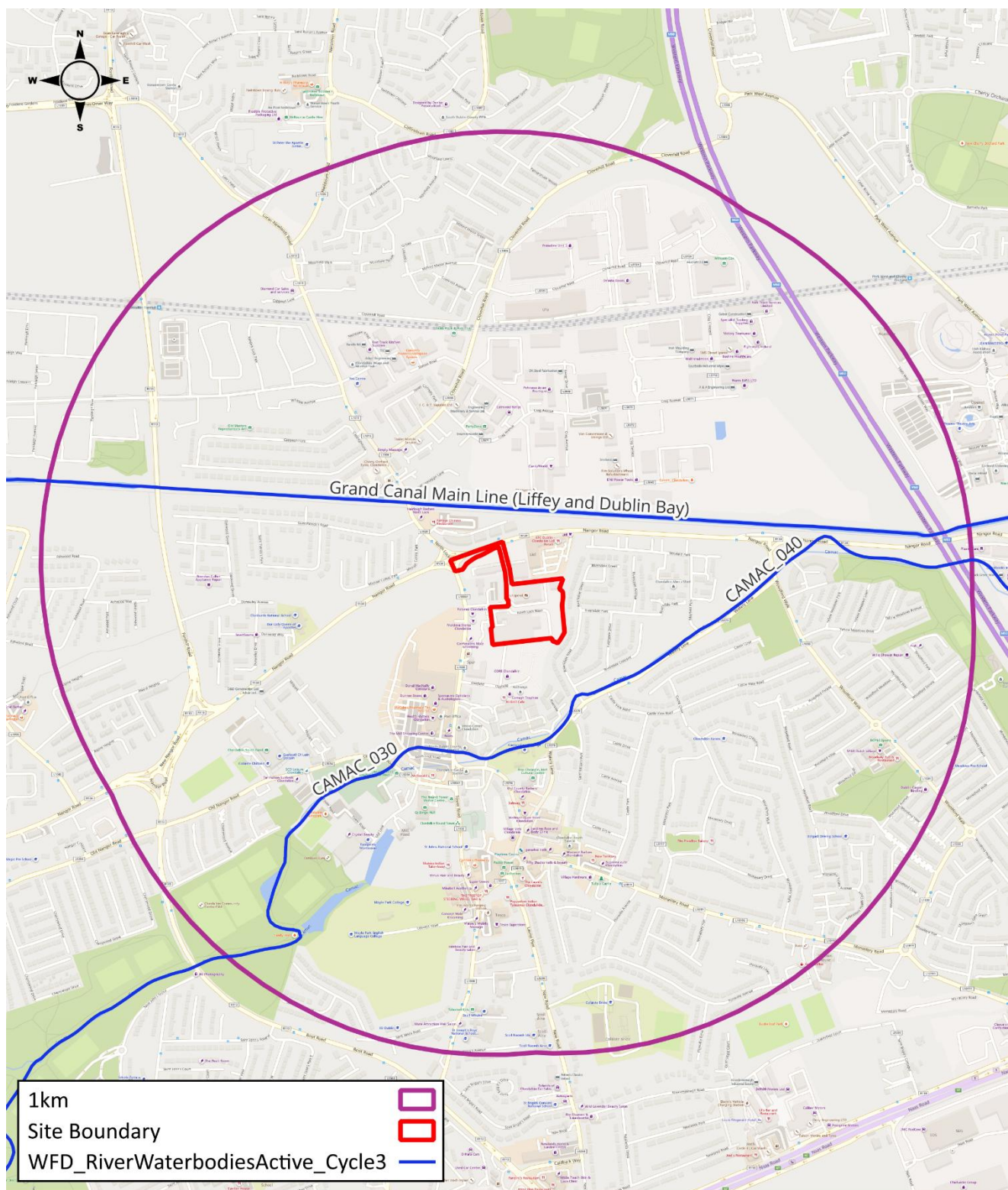


Figure 15. SPAs within 15km of the proposed development.



Project: Elmfield
Location: Ninth Lock Road, Co. Dublin
Date: 20th August 2026
Drawn By: Hugh Butler (Altamar)

ALTEMAR
Marine & Environmental Consultancy

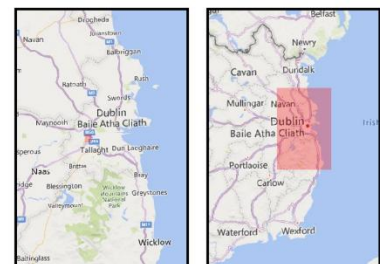


Figure 16. Watercourses within 1km of the proposed development.

In-Combination Effects

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)²:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
SD23A/0156	New Nangor Road, Ballymanaggin, Dublin 22	Modifications to the ground floor layout and shop facade and will include for: (a) Single-storey extension to front of the existing store to provide a DRS facility to allow customers to return plastic beverage bottles to a reverse vending machine in store; (b) The removal of the existing entrance/exit pod; (c) The removal of the existing trolley bay; (d) Proposed free-standing trolley bay; (e) Proposed alteration works to store elevation; (f) Alteration works to car park area; (g) All ancillary works required to complete to the required Building Regulations standards.
SD25A/0072W	Gaelscoil na Camóige agus Gaelscoil Chluain Dolcáin, Old Nangor Road, Dublin 22	Construction of a new three-storey extension and alterations to Gaelscoil na Camóige agus Gaelscoil Chluain Dolcáin, previously granted planning permission (Ref: SD22A/0352) and currently under construction. The development will consist of providing 2no. Classroom suites of Special Educational Needs accommodation for each school. Both Special Educational Needs units will be inclusive of 2 no. class base rooms, en-suite toilets, withdrawal room associated with each class base, central activity spaces, staff toilets, pupil toilets and shower facilities, storage and office, all at ground floor level, along with the relocation of 2 no. classrooms and en-suite toilets from the ground floor of both schools ground to first and second floor of the proposed three-storey extension. The development will also consist of an extension at first floor level, along with minor alterations to Stair Core 4 to the north elevation of Gaelscoil na Camoige and an extension at second floor level along with minor alterations to Stair Core 3 to the west elevation of Gaelscoil Chluain Dolcáin. The development will also consist of the provision of new soft play external areas for both Special Educational Needs units, connections to the existing drainage layout and all ancillary site development works. The total area for the development is 630m ²
SD25A/0082W	Units A1 & A2, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, D22 WA24	Change of use from warehouse to self-storage use; • The demolition of the existing mezzanine floor (c. 53 sqm); • The construction of an additional floor measuring 797 sqm at 1st floor level, increasing the total gross floor area from 874.7 sqm to 1,618 sqm; • Associated site signage measuring at 9 sqm; • Minor internal and external alterations to facilitate the change of use from warehouse to self-storage use; • All associated site development works including cycle parking provision
SD25A/0069W	Unit B4, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22, D22 XD28	Development of a ground floor extension (approx. 104 sqm GFA and 4.4m in height) and all other associated site development works above and below ground.
SD20A/0242	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 12	The provision of alternate entrance and access arrangements from Crag Avenue to serve the permitted data storage centre, energy centre and substation development permitted under Reg. Ref. SD18A/0068, as amended by Reg. Ref. SD19A/0185 including the provision of ducted services connections between the permitted substation on site (permitted under Reg. Ref. SD18A/0068 as amended by Reg. Ref. SD19A/0185) and existing services to the south of the Grand Canal. The proposed ducted services connections will exit the permitted substation compound and run southward, crossing beneath the Grand Canal by way of a horizontal directional drill, before proceeding east and west to connect to existing services located to the south of the Grand Canal. This proposed development is also located on lands within the Grand Canal Corridor to the north of the R134 Regional Road, Clondalkin, Dublin 22.

² <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>

Ref. No.	Address	Proposal
309646, SD23A/0214	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	309646 Demolition of enterprise and retail buildings on site grocery store, construction of a mixed use development comprising of 1 five storey and 1 six storey apartment block comprising 86 apartments, and 4 commercial units at ground floor level in Block A. SD23A/0214 Modifications to previously approved application granted by An Board Pleanála, grant reference ABP-309646-21, at the site of Clondalkin Enterprise Centre. The proposal consists of two additional one bed apartments on the second floor of Block B east side of the site. Apartment 1. (67.5 sq.m) is located on the north side of Block B and apartment 2. (45 sq.m) is located on the south side of Block B. the gross sq.m of the proposed works is 112.5 sq.m.
SD20A/0234	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Demolition of existing two storey and single storey enterprise and retail buildings on site including a car repair and maintenance garage, hair and beauty salon, grocery store, pet store and sports facility; 2 first floor level apartments; construction of a mixed use development comprising of 1 five storey and 1 six storey apartment block comprising 86 apartments (48 two bedroom and 38 1 bedroom; 4 commercial units at ground floor level in Block A (525sq.m); 96 bicycle parking spaces (88 basement level and 8 surface level); 81 car parking spaces and 5 motorcycle parking spaces at basement level; all engineering, landscaping, lighting and site works necessary to facilitate the development; each apartment will be served by communal landscaped open space at surface level (1600sq.m) and private amenity space in the form of a balcony; vehicular access will be provided to the basement car park from Watery Lane.
318442	Watery Lane, Clondalkin, Dublin 22	Proposed development of basement car parking, ground floor retail and 60 apartments across 2 blocks.
SD23A/0158	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22	Alterations to the development permitted under Reg. Ref.: SD18A/0068, as previously amended under Reg. Ref.: SD19A/0185 and Reg. Ref.: SD20A/0242, and to the development permitted under Reg. Ref.: SD20A/0309, as previously amended under Reg. Ref.: SD22A/0093. The proposed alterations in summary comprise the provision of an altered energy centre design and all associated development, along with minor alterations to the permitted site layout, provision of a gas AGI, and all ancillary works. The development, for which a 5-year planning permission is sought, will comprise the following: Construction of a revised energy centre in the western part of the subject site, to accommodate alternate generation technology, including 10 no. gas generation turbines (all with associated flues, 8 no. c. 33 metres (m) in height and 2 no. c. 15 m in height), 2 no. steam turbines including 2 no. steam turbine generator enclosure buildings with a gross floor area (GFA) of 219 sq.m each and a height of c. 6.2 m, associated steam turbine generator distribution and control structure with a GFA of 84 sq.m and an overall height of c. 4.2 m, and 2 no. steam turbine / air cooled condenser structures with a height of c. 25.4 m. Construction of 8 no. 33/20kV transformer bays to the southeast of the energy centre, with a further 12 no. gas / steam transformers to serve the proposed turbines to the west of the energy centre. Provision of 3 no. 13.6 m high fuel storage tanks, a fuel oil enclosure building (with a GFA of 50 sq.m and an overall height of c. 3.8m), a fire pump enclosure building (with a GFA of 65 sq.m and an overall height of c. 3.2 m) along with 3 no. c. 14.1 m high sprinkler tanks, a c. 14.5 m high water tank, and a water treatment plant building (with a GFA of 218 sq.m and a maximum height of c. 17 m including rooftop plant). Provision of 6 no. black-start / emergency generators to the south of the energy centre with an overall height of c. 5 m; Provision of a single storey over basement level powertrunk building (with a GFA of 932 sq.m and an overall height of c. 4.1 m) to the southeast of the proposed energy centre. Provision of a 3-storey over basement medium voltage / low voltage building (with a GFA of 3,161 sq.m and an overall height of c. 16.3 m) to the southwest of the proposed energy centre. Provision of 2 no. transformers adjacent to the substation constructed under Reg. Ref.: SD18A/0068, as amended by Reg. Ref.: SD19A/0185 (located to the southwest of the proposed energy centre). Provision of a guard hut with a GFA of 21 sq.m and with a height of c. 3.2m, to the west of the medium voltage / low voltage building. Provision of a Gas AGI (above-ground installation) to the southwest of the subject site within a fenced compound, accommodating a single storey control room building with a GFA of 10 sq.m and overall height of c. 3 m, a plant kiosk with a GFA of 17 sq.m and an overall height of c. 3 m, and a boiler house with a GFA of 13 sq.m

Ref. No.	Address	Proposal
		and an overall height of c. 3m. Reorientation of permitted ICT Facility Building No. 4 to accommodate the revised energy centre layout (with no other change to this permitted building). Associated and ancillary alterations to the site layout relating to landscaping, parking (including 18 no. car parking spaces, and bicycle parking within a covered bicycle shelter to serve the energy centre) and roads layouts, lighting and services, boundary treatments, drainage, landscaping, and all associated and ancillary works. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.
SD25A/0016W	Greyhound Recycling & Recovery LTD, Crag avenue, Clondalkin Industrial Estate, Dublin 22, D22 E718	The development will consist of the construction of an extension of c.650 sq.m to an existing industrial unit and all associated site development works. The proposed extension shall be used for storage of dry mixed recyclable waste prior to shipping.
SD21A/0185	Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.
301692, SDZ20A/0021	Clonburris, Co. Dublin	301692 Balgaddy-Clonburris Strategic Development Zone Planning Scheme SDZ20A/0021 10 year permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future development of the southern half of the overall Strategic Development Zone (SDZ) lands; the roads infrastructure works are for the construction of c. 4.0km of a new road, known as Clonburris Southern Link Street, generally consisting of 7m wide single carriageway, plus on either side of the carriageway landscaped verges, 1.75m wide off-road cycle tracks and 2m wide footpath including public lighting, trees, 288 on-street car parking spaces (including 26 disabled parking spaces), pedestrian crossings, bus stops, a number of vehicular access spurs to facilitate future development of adjoining lands, a total of 8 new junctions (including 3 junctions to facilitate future road developments within the SDZ; 2 junctions with proposed local access roads and 3 new junctions with Hayden's Lane, Lynch's Lane and Ninth Lock Road) and alterations to 4 existing junctions on Newcastle Road (R120), Grange Castle Road (R136), Fonthill Road (R113) and also to the existing access road to Park and Ride facilities at both Kishoge Station and at Fonthill Station; alterations to the existing public roads Newcastle Road (R120), Hayden's Lane Access Road, Hayden's Lane, Lynch's Lane, Grange Castle Road (R136), Fonthill Road (R113) and Ninth Lock Road arising from new junctions with the Clonburris Southern Link Street consisting of reconfiguration of a c.165m long section of Newcastle Road (R120) including road widening and revisions to layout of junction with Hayden's Lane Access Road; incorporation of Hayden's Lane Access Road into proposed Clonburris Southern Link Street; provision of new junction with Hayden's Lane and Clonburris Southern Link Street; incorporation of a c. 26m long section of Lynch's Lane into proposed Southern Link Street and provision of a new junction with Clonburris Southern Link Street; reconfiguration of a c. 260m long section of Grange Castle Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c. 250m long section of Fonthill Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c.125m long section on Ninth Lock Road including road widening and provision of a new junction with Clonburris Southern Link Street; construction of 2 local access roads, consisting of c. 110m long road extending north from Clonburris Southern Link Street and providing access to proposed foul pumping station and

Ref. No.	Address	Proposal
		generally consisting of a 6m wide single carriageway plus on either side of the carriageway 2m wide footpath including public lighting , 2 set-down parking spaces and vehicular access to proposed foul water pumping station; north/south Link Street (c. 240m in length) extending north from southern Link Street to the Kildare-Cork railway line and generally consisting of a 7m wide single carriageway plus on either side of the carriageway 1.3m wide landscaped verge, 1.75m wide off-road cycle lane, 2m wide footpath including public lighting and 2 vehicular access spurs to facilitate future development of adjoining lands; the drainage infrastructure works include 8 attenuation systems (with outfalls to Griffeen River, Kilmahuddrick Stream and existing storm sewers) including 4 ponds , 2 modular underground storage systems and 2 detention basins combined with modular underground storage systems all adjacent to proposed Clonburris Southern Link Street; surface water drainage culverts to existing watercourses; flood water compensation area adjacent to Griffeen River; surface water drainage and water supply trunk infrastructure within proposed road corridors; wastewater infrastructure including a foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SDZ lands (including future Irish Water pumping station) and to connect to the existing sewer network in Cappaghmore housing estate; ducting for public electrical services and utilities and the diversion of existing utilities is provided for within the proposed road corridor; Permission is also sought for all ancillary site and development and landscape works associated with the development including hard and soft landscaping, boundary treatments, road markings and signage, enabling works and temporary construction works (including site accommodation, site compounds and temporary boundary fencing); the application is made in accordance with Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Zone Planning Scheme Area as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies the application.

Based on a review of the planning application viewer, there are no developments of significance proposed in proximity to the proposed development. Given this, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on European sites will be seen as a result of the proposed development alone or combination with other projects.

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

Conclusions

The proposed development site is located within an urban environment. The nearest European site to the subject site is 7.3 km away (Rye Water Valley / Carton SAC). The nearest waterbodies to the subject site are the Grand Canal, located c. 50m north of the site and the River Camac, located c. 135m south of site. There is no hydrological pathway from the proposed development site to either waterbody.

There is an indirect hydrological pathway to the European sites in Dublin Bay via the proposed foul and surface water drainage strategy. Surface water (following attenuation onsite) and foul wastewater drainage will be directed to an existing combined sewer to the north west of the site, which in turn discharges to Ringsend WwTP for treatment under licence. However, given the minimum distance from the proposed development site to European sites at Dublin Bay (11.3 km), the scale of the proposed development, the SuDs measures that will be implemented in the proposed surface water drainage network, and the fact that foul and surface water will be directed to Ringsend WwTP via the combined sewer network, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and settle within the existing public foul network and ultimately treated in Ringsend WWTP under licence. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of any European site in the absence of mitigation.

Given the minimum distance to the nearest SPA (11.9 km to South Dublin Bay and River Tolka Estuary SPA) across Dublin City, no noise or vibration impacts on the qualifying interests of these sites are foreseen. Additionally, given that the proposed development will be at a similar height to surrounding buildings, no significant impact on flightlines of bird species protected as qualifying interests of any SPAs are foreseen.

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

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

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 ESRI road maps and satellite imagery.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a residential development at Elmfield, Clondalkin, Co. Dublin
Name and Location of NATURA 2000 Sites Within 15km	Rye Water Valley / Carton SAC Glenasmole Valley SAC Wicklow Mountains SAC South Dublin Bay SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA Wicklow Mountains SPA
Project Description	Construction of residential development at Elmfield, Clondalkin, Co. Dublin.
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
The assessment of significant effects	
Describe how the project is likely to affect the NATURA 2000 site	No significant effect predicted.
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altamar 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	Having taken into consideration foul and surface water drainage from the proposed development, the scale of the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
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7. The Status of EU Protected Habitats and Species in Ireland.
www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2021) Conservation Objectives: Rye Water Valley / Caton SAC 001398. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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11. NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2021) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 0004024. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2021) Conservation Objectives: Wicklow Mountains SPA 004040. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.