



# South Dublin County Development Plan

2022 - 2028

**Proposed Variation No. 2 (NPF**  
Implementation and Compact Settlement  
Guidelines)

Natura Impact Report

10/02/2026

**South Dublin County Council**

**Proposed Variation No. 2 (NPF Implementation  
and Compact Settlement Guidelines)**

**Natura Impact Report**

Document Stage	Document Version	Prepared by
Final: 12/02/2026	1	Pat Doherty MSc, MCIEEM

This report has been prepared by DEC Ltd with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for South Dublin County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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## 1 INTRODUCTION

DEC Ltd have been appointed by South Dublin County Council to undertake a Natura Impact Report (NIR) of their Proposed Variation (ie the plan). This NIS has been completed with respect to the requirements outlined in Article 6(3) of the EU Habitats Directive and Section 177U of the Planning and Development Act and has been prepared in order to facilitate South Dublin County Council's requirement for completing an Appropriate Assessment of the Plan.

The Proposed Variation No. 2 (NPF Implementation and Compact Settlement Guidelines) (i.e. "the Plan") to the South Dublin County Development Plan 2022-2028 is not directly connected with or necessary for the management of any European Site and hence the requirements of Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000, apply. Section 177U(1) of the Planning and Development Act 2000 requires that a screening for appropriate assessment of, inter alia, a land use plan be carried out by a competent authority to assess, in light of best scientific knowledge, whether the proposed Plan, individually or in combination with another plan or project is likely to have a significant effect on a European site. A Screening for Appropriate Assessment has been completed and assessed the potential for the Plan to result in likely significant effects to European Sites. A summary of the screening is provided in the Section 2 below.

### 1.1 STATEMENT OF AUTHORITY

This NIR has been prepared by Mr Pat Doherty, BSc, MSc, MCIEEM, of DEC Ltd. Mr Doherty has over 20 years professional practice as an ecologist and during this time has contributed to Biodiversity, Flora and Fauna elements of SEA and has acted as lead author of Habitat Directive Assessments including county and local area plans, recreational and tourism strategies, greenways, planning schemes and wind and renewable energy strategies.

Mr Doherty has an MSc in Applied Environmental Science (Ecology), University College Dublin, 2003 and BSc (Honours) in Environmental Earth Science, University of Wales, Aberystwyth, 2000. As a consulting ecologist Mr Doherty regularly undertakes continuing professional development in the field of ecology, natural sciences, environmental practice and legislation.

## 2 SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT

A Screening for Appropriate Assessment has been completed for the Proposed Variation. This Screening was completed in line with the requirements of Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the Proposed Variation has the potential to result in likely significant effects to European Sites. The first step of the Screening was to assess the potential for the Proposed Variation to result in likely significant effects to European Sites.

The screening exercise was completed at an early stage of the development of the Proposed Variation. Given that the Proposed Variation will result in the land use activities associated with the delivery of new infrastructure. Objectives associated with the Proposed Variation that aim to develop and promote the provision of infrastructure could, in the absence of appropriate design and consideration, contribute to land use effects within the Plan Area and surrounding area. During the screening it was noted that three no. European Sites are located within the Plan Area, whilst a number of European Sites are hydrologically connected, albeit tenuously to European Sites. In addition the potential for lands that are the subject of the Proposed Variation to support mobile species was also identified as a potential pathway connecting the Proposed Variation to European Sites.

As such given the early stage of the Proposed Variation development at the time of the screening exercise, the potential for the Proposed Variation to support the delivery of infrastructure works within the Plan Area, and the connections between the Plan Area to European Sites, it was concluded that the potential for the Proposed Variation to result in likely significant effects to European Sites could not be ruled out at the screening stage.

Accordingly, this NIR has been prepared to inform the Appropriate Assessment of the Plan's potential to result in likely significant effects to European Sites and their qualifying features of interest occurring within the zone of influence of the plan.

### 3 ASSESSMENT METHODOLOGY

#### 3.1 GUIDANCE

This NIR has been undertaken in accordance with National and European guidance documents: *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (DEHLG 2010) and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC*. The following guidance documents were also of relevance during this the preparation of this NIR:

- A guide for competent authorities. Environment and Heritage Service, Sept 2002.
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2010). DEHLG.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EED. European Commission (2001).
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2018).
- Communication from the Commission on the precautionary principle. European Commission (2000).

#### 3.2 BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS

The EC (2001) guidelines outline the stages involved in undertaking an assessment of a plan or project under Article 6(3) and 6(4) of the Habitats Directive. The assessment process comprises the four stages outlined below. Stage 1 to 3 form part of the Article 6(3) process, while Stage 4 forms part of the Article 6(4) process. This NIR presents the findings of an assessment for Stage 2 of this assessment process.

- Stage 1 – Screening: This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site

and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.

- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.
- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.
- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

### **3.3 STAGE 2: APPROPRIATE ASSESSMENT STEPS**

The EC Guidance Assessment Criteria for Appropriate Assessment seeks the following information:

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;
2. The Setting out the Conservation Objectives of the Site;
3. A description of how the project will affect key species and key habitats;
4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);
5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

### 3.4 INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE PLAN

The purpose of the Appropriate Assessment of the Proposed Variation to the South Dublin County Development Plan 2022 -2028 is not only to assess the implications of this Proposed Variation on European Sites and their qualifying features of interest occurring within its zone of influence, but also to provide safeguards that aim to minimise the ecological implications of the Proposed Variation and avoid likely significant effects to European Sites. This was completed by identifying any elements of the Proposed Variation and the current South Dublin CDP that aim to protect the natural environment.

#### 3.4.1 *Preliminary Environmental Considerations*

A polygon-based search of the approximate boundaries of the Proposed Variation lands was undertaken using the National Biodiversity Centre (NBDC) to identify records of protected species. This data, whilst validated by the NBDC represents observations specific to the date of observation. The absence of a record of protected species does not automatically mean the species is absent from the site. The records of protected species were filtered to provide results from the past 10 years (2015-2025).

Likewise, a review of aerial imagery was undertaken to identify landuse and preliminary habitat classifications after Fossitt Habitat classification system<sup>1</sup>. The profile of the Proposed Variation lands present information on designated sites, including Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and proposed Natural Heritage Areas (NHAs), as well as the nearest surface water feature and corresponding water quality status in accordance with Water Framework Directive data. Further input from South Dublin County Council provided additional information on these lands as relevant. The environmental profiles presented are intended to support preliminary site descriptions and are based on desktop research and GIS analysis.

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<sup>1</sup> Fossitt, J (2000) *A Guide to Habitats in Ireland*. Heritage Council.

## **4 OVERVIEW OF THE PLAN**

### **4.1 BACKGROUND**

The Proposed Variation No. 2 to the South Dublin CDP 2022 -2028 seeks to respond to the recent changes in National planning policy, namely the publication of the National Planning Framework (NPF) First Revision and the publication of Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended):

- NPF Implementation: Housing Growth Requirements ('the 2025 Guidelines'), and
- Sustainable Residential Development and Compact Settlement Guidelines, 2024 ('the Compact Settlement Guidelines').

The Planning and Development Act 2024 (as amended) requires that a development plan shall be materially consistent with the National Planning Framework, regional spatial and economic strategy and any relevant National Planning Policies and Measures

The 2025 Guidelines set an “Annual New Housing Growth Requirement” for SDCC of 3,270 per annum to 2034 and 2,414 per annum from 2035-2040. The 2025 Guidelines also provide for the consideration of zoning lands up to 50% above the baseline housing growth requirement as “Additional Provision”, subject to justification.

Policies and objectives of the 2025 Guidelines require that local authorities reflect the new housing growth requirements in their city or county development plan and that the objectives of the 2025 Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

In accordance with the 2025 Guidelines and having regard to the Compact Settlement Guidelines, SDCC has carried out a Settlement Capacity Audit<sup>2</sup> to ascertain the capacity of existing zoned land in the County to meet the new housing growth requirements. This has identified an anticipated shortfall in delivery of housing which amounts to 2,086 dwellings to 2028.

Proposed Variation No. 2 seeks to zone / re-zone additional lands to residential uses for an additional c.7,300 dwellings in order to accommodate the anticipated shortfall of the baseline housing growth requirements to 2028 and utilise the maximum allowable “additional provision” of 50% land above the baseline requirements, as provided for in the 2025 Guidelines. These lands are referred to as “Proposed Variation Lands”. Therefore, the additional Proposed Variation Land to be zoned/re-zoned as part of Proposed Variation No. 2 to facilitate this scale of development is c.156 hectares.

The 2025 Guidelines also require planning authorities to consider how to address zoning and phasing over a longer-timeframe of the subsequent 10-year development plan. In this regard, the Proposed Variation has identified suitable locations for long-term housing delivery as Future Strategic Long-Term Development Areas. They are identified for future development, subject to rezoning, to enable the commencement of preparatory work by SDCC, utility providers, landowners and other key stakeholders to prepare a plan-led approach for release of these lands as the need arises during the subsequent 10-year development plan (post-2030).

The selection of suitable lands for zoning/re-zoning to residential uses followed a criteria-based assessment to ensure the approach is consistent with achievement of the shared goals outlined in the NPF, RSES and CDP in relation to, *inter alia*, Compact Growth, Accessibility, Sustainable Mobility, Climate Action, transition to a low carbon climate resilient society and proper planning and sustainable development. The assessment criteria are broadly set within the consideration of planning, sustainability, infrastructure, deliverability, environmental/heritage sensitivities, physical constraints and social infrastructure. The

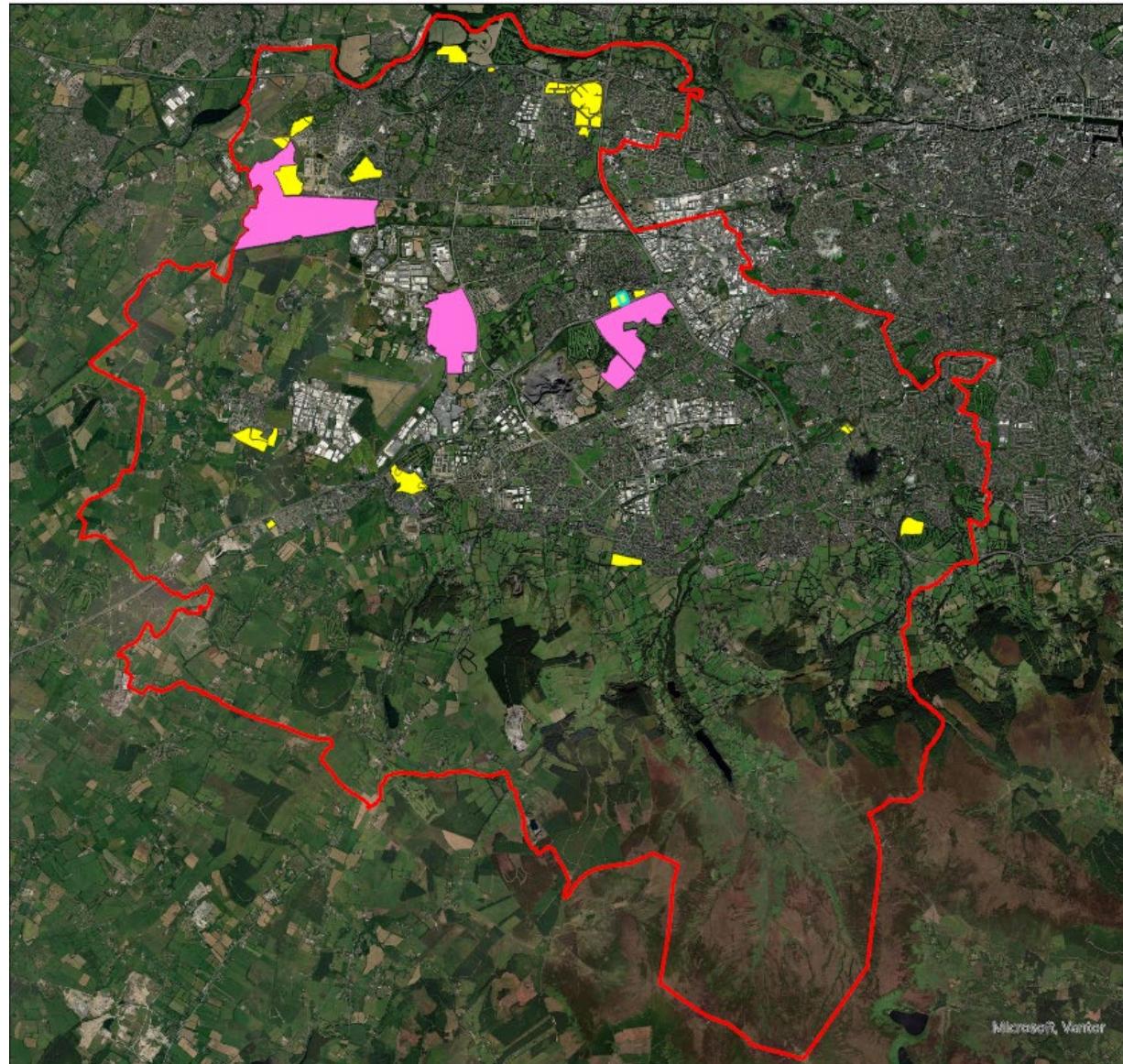
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<sup>2</sup> [Council Meetings - Agenda - October 2025 County Council Meeting](#)

methodology used by South Dublin County Council to carry out the criteria-based assessment will be published as an appendix as part of the Proposed Variation to the CDP.

## **4.2 SUITABLE RESIDENTIAL LANDS**

An overview of the extent of the Proposed Variation Lands and the Strategic Future Development Areas is provided on Figure 4.1 to 4.3 below.



## SDCC Variation No. 2

Figure 4.1

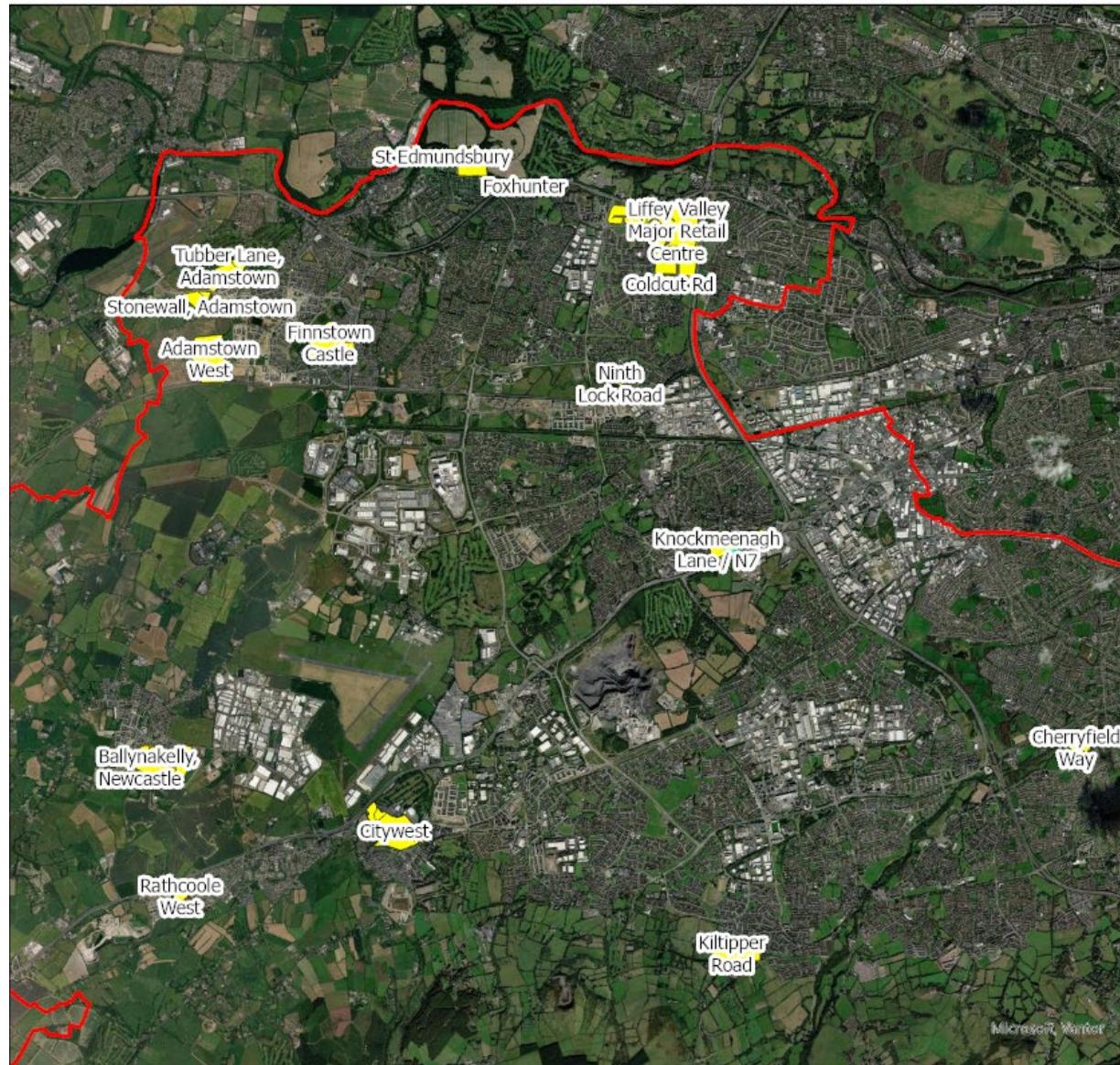
### Overview of Proposed Variation Lands & Future Strategic Longterm Areas

- SDCC Plan Area (Red)
- Proposed Variation Lands (Yellow)
- Future Strategic Long-term Development Areas (Pink)

0 1.5 3 6 Km



Date	21/01/2026
Drawn By	PD
Source	Maxar

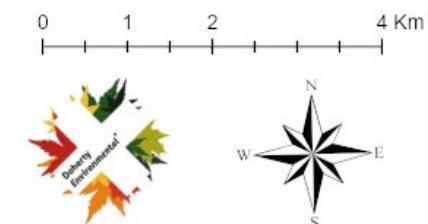


## SDCC Variation No. 2

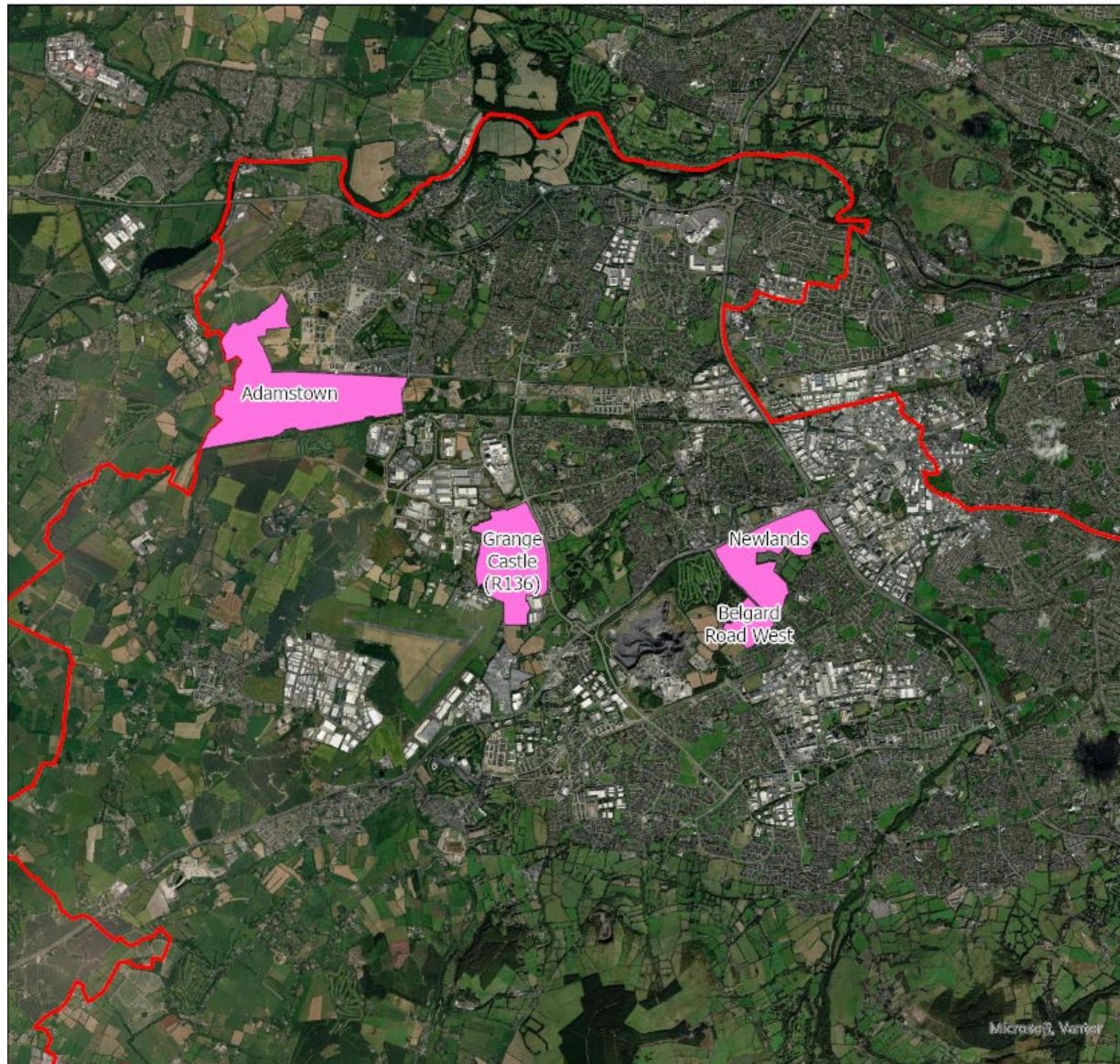
Figure 4.2

### Proposed Variation Lands

  SDCC Plan Area  
  Proposed Variation Lands



Date	21/01/2026
Drawn By	PD
Source	Maxar



## SDCC Variation No. 2

Figure 4.3

### Longterm Development Areas

  SDCC Plan Area  
  Future Strategic Long-term Development Areas

0 1 2 4 Km



Date	21/01/2026
Drawn By	PD
Source	Maxar

## 5 OVERVIEW OF THE RECEIVING ENVIRONMENT

### 5.1 EUROPEAN SITES

A total number of 33 European Sites, comprising 21 SACs and 12 SPAs occur within the wider 20km area surrounding the Proposed Variation Area (see Figure 5.1 and Figure 5.2). As noted above, 3 no. of these European Sites occur within the Proposed Variation Area.

Appendix 1 lists the qualifying features of interest of the SACs and the special conservation interests of the SPAs occurring within and surrounding the Proposed Variation area. In addition, the broad habitat types and species for which each site is designated are also outlined.

#### 5.1.1 *Conservation Objectives*

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network.

European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the Natura 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

A site-specific conservation objective aims to define favourable conservation condition for a particular habitat or species at that site. 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. Site-specific conservation objectives have been published by the NPWS for 439 SACs and 159 SPAs in the Republic of Ireland. Given the number of European Sites occurring within the zone of influence of the Plan and the level of detail outlined in the site-specific conservation objectives for each European Site it is not practical to reproduce the site-specific conservation objectives for each site within this NIR. Instead the generic conservation objectives for European Sites, which represent the overarching aims of site-specific conservation objectives, that is to maintain and

restore the favourable conservation condition of qualifying habitats and species are presented below.

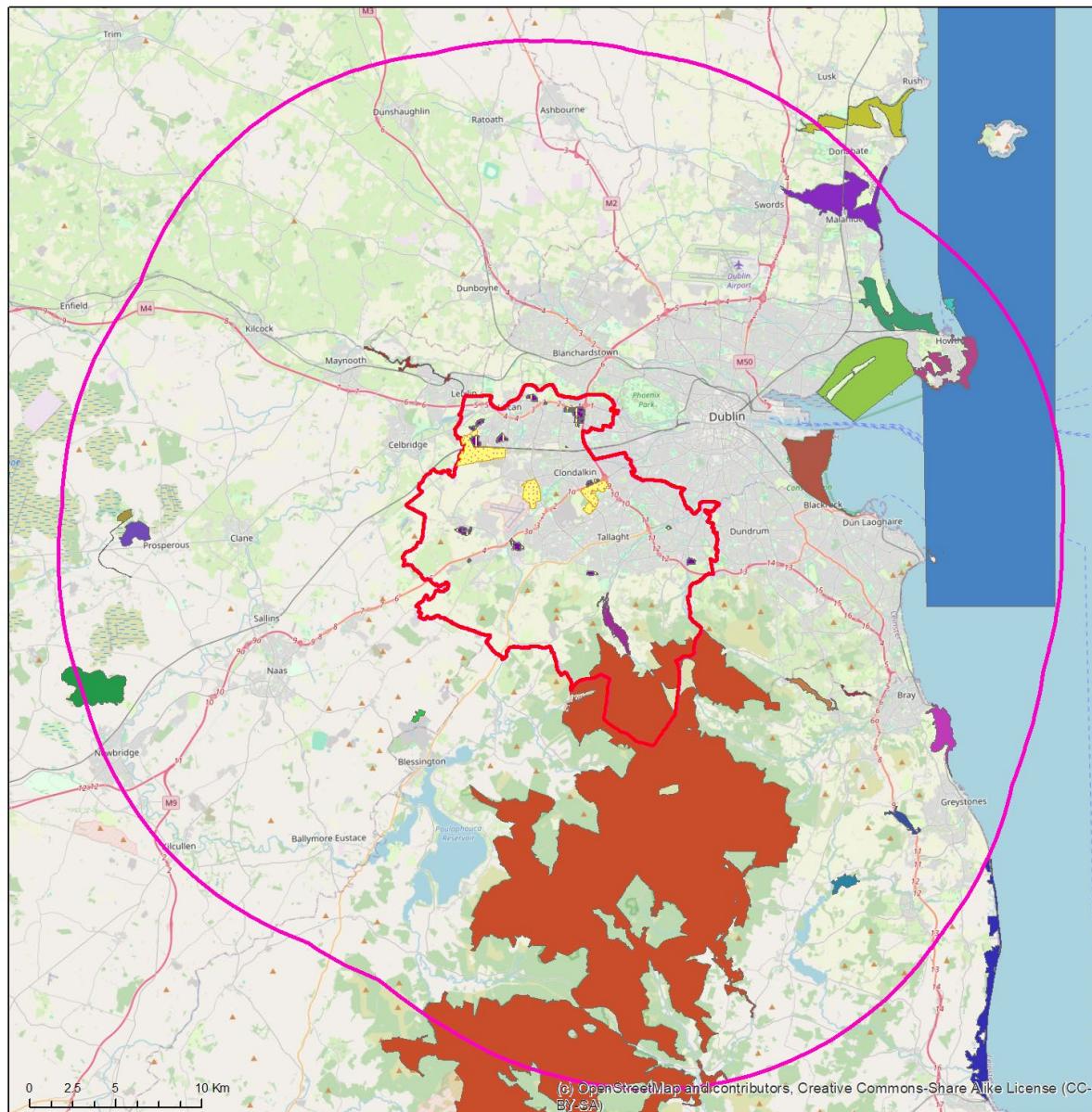
The favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Site-specific conservation objectives have been published for all SACs and SPAs listed on Figure 5.1 and Figure 5.2 and are available at <https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives>



## South Dublin CDP Variation No. 2

Figure 5.1: SACs within and surrounding the Plan Area

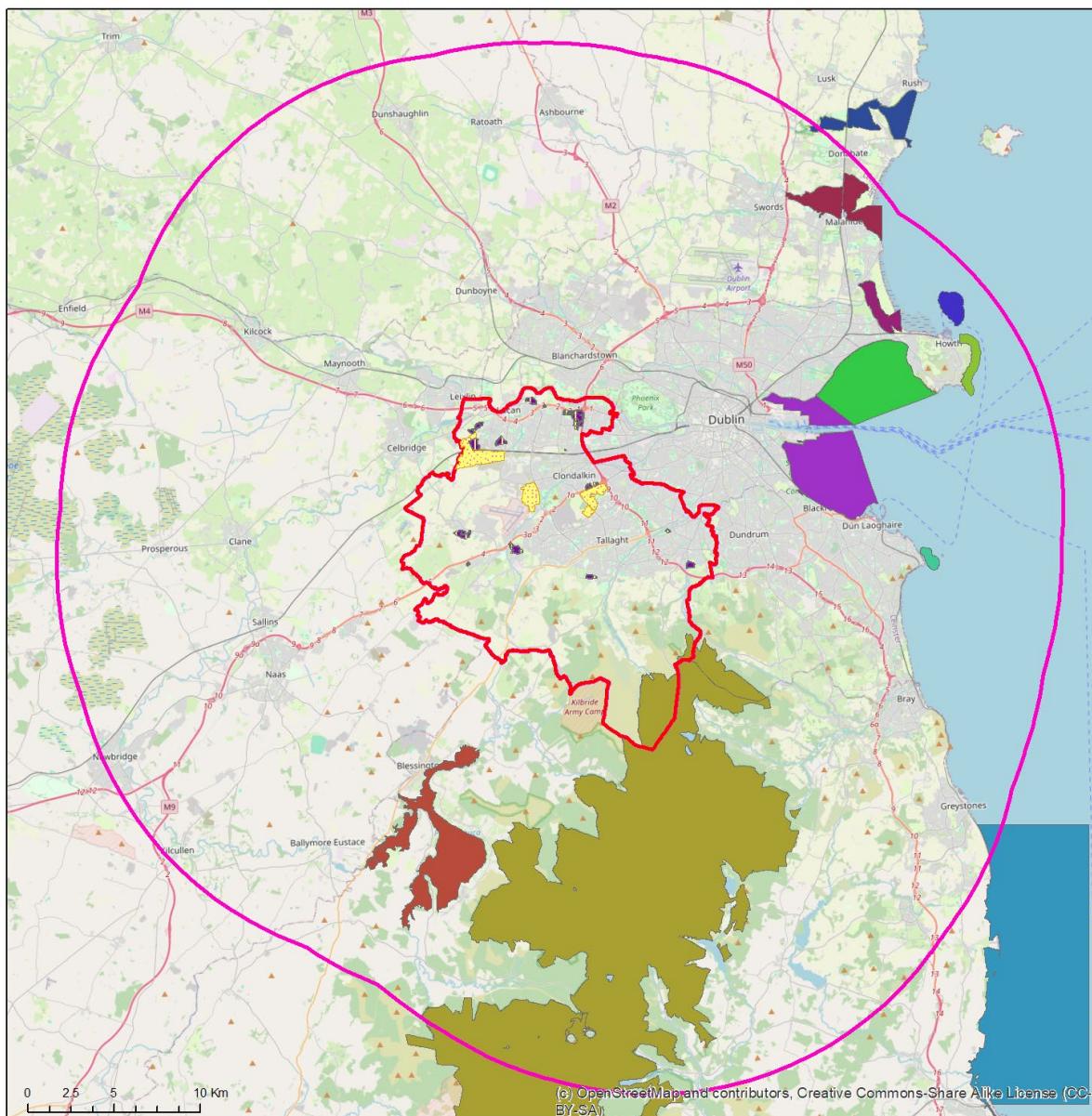
- Proposed Variation Lands
- Future SDAs
- Plan Area
- 20km Buffer of the Plan Area

### SACs

- Glenasmole Valley SAC
- Baldydoyle Bay SAC
- Ballyman Glen SAC
- Ballynafagh Bog SAC
- Ballynafagh Lake SAC
- Bray Head SAC
- Carrigower Bog SAC
- Glen of the Downs SAC
- Howth Head SAC
- Ireland's Eye SAC
- Knocksink Wood SAC
- Malahide Estuary SAC
- Mouds Bog SAC
- North Dublin Bay SAC
- Red Bog, Kildare SAC
- Rockabill to Dalkey Island SAC
- Rogerstown Estuary SAC
- Rye Water Valley/Carton SAC
- South Dublin Bay SAC
- The Murrough Wetlands SAC
- Wicklow Mountains SAC



Drawn By	PD
Date	22/01/2026
Data Source	OSM; NPWS



## South Dublin CDP Variation No. 2

Figure 5.2: SPAs within and surrounding the Plan Area

- Proposed Variation Lands
- Future SDAs
- Plan Area
- 20km Buffer of the Plan Area

### SPAs

- Baldoyle Bay SPA
- Dalkey Islands SPA
- Howth Head Coast SPA
- Ireland's Eye SPA
- Malahide Estuary SPA
- North Bull Island SPA
- Poulnaphouca Reservoir SPA
- Rogerstown Estuary SPA
- S. Dublin Bay & R. Tolka Estuary SPA
- The Murrough SPA
- Wicklow Mountains SPA



Drawn By	PD
Date	22/01/2026
Data Source	OSM; NPWS

## **5.2 DESCRIPTION OF PROPOSED VARIATION LANDS & CONNECTIONS TO EUROPEAN SITES**

An overview of the Proposed Variation Lands are set out in Section 5.2.1 and 5.2.2 below. Included in the overview is the identification of European Sites in the wider area surrounding each land area as well as the identification of pathways connecting the land area to European Sites. As none of the Proposed Variation lands are located within or adjoining European Sites, the presence of pathway is used to identify the European Sites that are at risk of adverse effects from future land use activities associated with the delivery of residential housing infrastructure in each of the specific land areas.

A summary of the European Sites identified as occurring within the zone of influence of the Plan is provided in Section 6 below.

## 5.2.1 Proposed Variation Lands

### 5.2.2 Liffey Valley Major Retail Centre

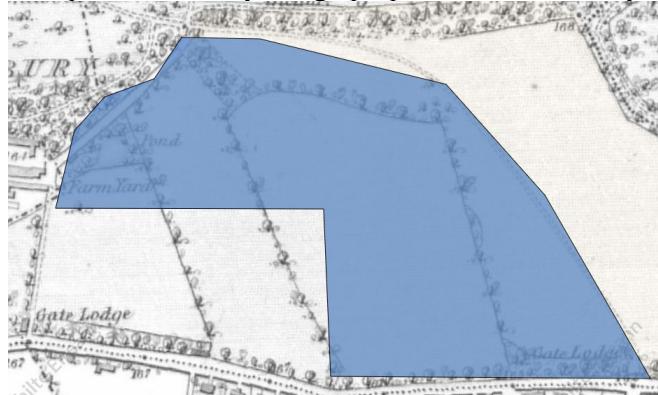
Name	Proposed landuse zoning change
<b>Liffey Valley Major Retail Centre</b>	Proposal: Amend MRC zoning objective to allow for Residential uses as “permitted in principle” (currently “not permitted”)
Based on aerial imagery, these lands are dominated by built land and artificial surfaces (BL3) with small areas of amenity grassland(GA2). No protected species are recorded from NBDC. The LIFFEY_180 is the nearest river approximately 400m from the land area and is of poor quality according to WFD data.	
These lands are largely brownfield and are of low value habitats.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.32 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.46 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway	
There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure connection to the River Liffey, between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.	
Air Emission Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.	
Noise & Vibration Pathway	

Name	Proposed landuse zoning change
	These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.
Light Emission Pathway	These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.
Mobile Species Pathway	Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.
Invasive Species Pathway	The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.
Human Disturbance Pathway	This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.3 St Edmundsbury

Name	Proposed landuse zoning change
St Edmundsbury	Current Zoning: High Amenity - Liffey Valley Proposal: New Residential (RES-N)
	Based on aerial imagery, these lands dominated by two fields of tilled lands (BC3) divided by hedgerows (WL1), with a small area of mixed broadleaved woodland (WD1). No protected species were returned on a NBDC search. The Hermitage Stream flows through the site whilst the Annfield Stream flows along the eastern boundary. Both streams drain into the River Liffey.

Hedgerows that traverse the northern part of the site in an w-e direction are recorded on 1<sup>st</sup> Edition OS maps, such woodland habitat should be retained and incorporated into any design proposals, as well as any extant historic woodland features.



#### Proximity to Nearest European Sites

Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.582 km from the site.

South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.56 km from the site.

#### Connection to European Sites

##### Hydrological Pathway

The Hermitage Stream and the Annfield Stream establish a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

##### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the tilled land within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on tilled land cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this tilled land. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**Baldoyle Bay SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Malahide Estuary SPA**

**Wicklow Mountains SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.4 Finnstown Castle

Name	Proposed landuse zoning change
<b>Finnstown Castle</b>	Current Zoning: Open Space Proposal: Residential (RES)
<p>Based on aerial imagery, these lands display 2 open grassland fields(GA2) with scattered clusters of trees(WD5) and hedgerows(WL1) and treelines(WL2) , an area in the west comprises built land and artificial surfaces..(BL3). The EPA national rivers and streams shapefile layer identifies the Adamstown Stream as rises in this area and flowing east through the area. A review of aerial imagery suggests that the actual alignment of this stream at this area may differ from that indicated on the EPA shapefile layer.</p> <p><b>Hedgerows along the north western boundary are on the 1<sup>st</sup> ed OS map and are important ecological and landscape features that merit retention. Similarly extant woodland features may also be of historical and ecological importance and should be retained as part of any overall planning.</b></p>	
<p><b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.04 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 15.02 km from the site.</p>	
<p><b>Connection to European Sites</b> Hydrological Pathway</p> <p>The Adamstown Stream establishes a hydrological pathway via existing surface water features between this land area and the Griffeen River, which in turn drains to the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:</p> <p><b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b></p> <p>There is a connection between this land area and these sites at Dublin Bay.</p> <p>In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.</p>	
<p>Air Emission Pathway</p>	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on amenity grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this amenity grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.5 *Tubber Lane, Adamstown*

Name	Proposed landuse zoning change
<b>Tubber Lane, Adamstown</b>	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)
<p>Based on aerial imagery, these lands are dominated by tilled fields (BC3) with mixed broadleaved forestry present (WD1) in the north east part of the lands, as well as hedgerows (WL1) and treelines (WL2), along with a farmhouse on site (BL3). <b>The woodland is likely associated with a former quarry and is mapped on the 1<sup>st</sup> Edition OS maps, as is the hedgerow that runs south – north. These should be retained and integrated into overall design proposals.</b> No protected species records are returned from NBDC search</p> <p>The LIFFEY_170 Tobermaclug Stream runs adjacent to the northern most point of this site and the section of this watercourse by this Proposed Variation Land is of poor quality according to WFD data.</p>	
<p><b>Proximity to Nearest European Sites</b></p> <p>Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.61 km from the site.</p> <p>South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.27 km from the site.</p>	
<p><b>Connection to European Sites</b></p> <p>Hydrological Pathway</p> <p>The Tobermaclug Stream, establishes a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:</p> <p><b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b></p> <p>There is a connection between this land area and these sites at Dublin Bay.</p> <p>In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.</p>	
<p>Air Emission Pathway</p>	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the tilled land within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. Whilst it is noted that there are currently no records held by the National Biodiversity Data Centre for the occurrence of such species within this area, recently ecological studies for planning applications to the south of this area have identified the presence of wetland species such as Golden Plover and Lapwing, as well as Black-headed Gull. These species have been recorded utilising tilled land in this area of west Dublin. The potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on the agricultural grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.6 Edmonstown Road

Name	Proposed landuse zoning change
<b>Edmondstown Road</b>	Current Zoning: Rural Proposal: Residential (RES)
Based on aerial imagery, these lands are open land dominated by grass fields (GA1/2), with low-density housing (BL3) scattered within plots. Fields are clearly defined by mature treelines (WL2) forming strong boundary features. No protected species returned on NBDC search. <b>The strong hedgerow pattern and mature woodland are important historical, landscape and ecological features, mapped on the 1<sup>st</sup> Ed Ordnance survey and merit retention and enhancement in future proposals.</b> The OWENADOHER_010 is the nearest river and is of moderate quality according to WFD data.	
<b>Proximity to Nearest European Sites</b> Wicklow Mountains Special Area of Conservation (SAC) – located approximately 3.75 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 3.79 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway  The Owendoher Stream, establishes a hydrological pathway between this land area and the River Liffey via the Dodder River. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Owendoher and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> There is a connection between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.	
Air Emission Pathway	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**Baldoyle Bay SPA**

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Howth Head SPA**

**Dalkey Islands SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.7 Citywest

Name	Proposed landuse zoning change
Citywest	Current Zoning: Open Space Proposal: New Residential (RES-N)
Based on aerial imagery, these lands are a former golf course (GA2) landscape with extensive scattered trees (WD5), treeline (WL2), hedgerows (WL1), ponds (FL8) and an old car park present (BL3). Protected species records returned from NBDC are listed below:	
1x of Coot ( <i>Fulica atra</i> ) 1x of Cormorant ( <i>Phalacrocorax carbo</i> ) 1x of Gadwall ( <i>Mareca strepera</i> ) 1x of Goldcrest ( <i>Regulus regulus</i> ) 1x of House Martin ( <i>Delichon urbicum</i> ) 1x of Mallard ( <i>Anas platyrhynchos</i> ) 1x of Mute Swan ( <i>Cygnus olor</i> ) 1x of Pochard ( <i>Aythya ferina</i> ) 1x of Robin ( <i>Erithacus rubecula</i> ) 1x of Rock Dove ( <i>Columba livia</i> ) 1x of Swallow ( <i>Hirundo rustica</i> ) 1x of Swift ( <i>Apus apus</i> ) 1x of Tufted Duck ( <i>Aythya fuligula</i> ) 1x of Willow Warbler ( <i>Phylloscopus trochilus</i> )	
The Saggart Streams flows along the southern boundary, whilst the Baldonnell Little Stream flows north immediately to the east. The Saggart drains to the CAMAC_020 which borders the site to the northwest. This latter watercourse is of good quality. There are no visible surviving hedgerows from 1 <sup>st</sup> Edition mapping likely due to the landscaping works undertaken during golf course construction...	
<b>Proximity to Nearest European Sites</b> Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.36 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 9.99 km from the site.	
<b>Connection to European Sites</b>	

## Hydrological Pathway

The streams bounding the area establish a hydrological pathway between this land area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey, via the River Camac. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

## Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

## Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

## Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

## Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. cormorant, gadwall, pochaard, mallard etc.) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Invasive Species Pathway**

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

**Human Disturbance Pathway**

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.8 Knockmeenagh Lane/N7

Name	Proposed landuse zoning change
<b>Knockmeenagh Lane / N7</b>	Current Zoning: Enterprise and Employment Proposal: Regen zoning (REGEN)
Based on aerial imagery, these lands are dominated by industrial units (BL3) and one open space grassland field (GA1-2), with treeline (WL2) present to the north.: No protected species are recorded in the NBDC. The site is relatively small and is of low overall ecological value; additional mitigation at project level may be required to screen for noise and transport emissions and possible flood lighting spill from sports field north of the lands. The CAMAC_040 is the nearest river and is some 400m south, of poor quality according to WFD data.	
<b>Proximity to Nearest European Sites</b> Glenasmole Valley Special Area of Conservation (SAC) – located approximately 6.32 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 10.06 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway	

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a tenuous connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**Baldoyle Bay SPA**

**Malahide Estuary SPA**

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Dalkey Islands SPA**

**Invasive Species Pathway**

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

**Human Disturbance Pathway**

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

**5.2.9 Ballynakelly Newcastle**

Name	Proposed landuse zoning change
<b>Ballynakelly, Newcastle</b>	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)
Based on aerial imagery, these lands comprise tilled land (BC3), open fields (GA2), mixed forestry (WD1), scattered trees (WD5), partially surrounded by mature hedgerows (WL1) and treeline (WL2), with a large industrial-type feature present (BL3) Other than a hedgerow along the north eastern boundary this site is generally of quite low ecological value based on desktop review. No protected species returned on NBDC search.	
The Cornerpark Stream (LIFFEY_170) flows along the northern boundary of this area and is of poor quality according to WFD data.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 7.57 km from the site. Poulaphouca Reservoir Special Protection Area (SPA) – located approximately 11.94 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway	
The Cornerpark Stream flows into the Griffeen River which in turn flows into the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Cornerpark Stream and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:	

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

**Air Emission Pathway**

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

**Noise & Vibration Pathway**

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

**Light Emission Pathway**

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

**Mobile Species Pathway**

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Invasive Species Pathway**

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.10 Coldcut Road

Name	Proposed landuse zoning change
Coldcut Rd	Current Zoning: Open Space Proposal: New Residential (RES-N Zoning)

Based on aerial imagery, these lands are 2 fields (GA2), treeline present between 2 fields (WL2). No protected species returned on NBDC search a relatively small site. **The extant hedgerow that runs across the lands are on the 1<sup>st</sup> Ed Ordnance Survey map and should be integrated into design proposals if possible.** The LIFFEY\_180 is the nearest river flowing above this site some 1.5km and is of poor quality according to WFD data. .

Hodgestown Bog Natural Heritage Area (NHA) – located approximately 26.7 km from the site.

#### Proximity to Nearest European Sites

Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.64 km from the site.

South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.79 km from the site

#### Connection to European Sites

##### Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a tenuous connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.11 Kiltipper Road

Name	Proposed landuse zoning change
Kiltipper Road	Current Zoning: Rural Proposal: Residential (RES)
Based on aerial imagery, these lands a series of separated fields (GA2) divided by treeline (WL2), hedgerows (WL1), with industrial and residential development (BL3) located to the south of the site. No protected species records returned from NBDC search. <b>The hedgerows that run north south appear robust and represent an important local feature, their retention, enhancement and integration in future proposals is recommended. The most westerly central hedgerow is of particular significant being a town boundary hedgerow feature as shown on the 1<sup>st</sup> Edition OS colour map..</b> The DODDER_040 is the nearest River and is of moderate quality according to WFD data. Kiltipper Road lies approximately 1km to the East of this site	
<b>Proximity to Nearest European Sites</b> Glenasmole Valley Special Area of Conservation (SAC) – located approximately 1.21 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 6.12 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway  There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> There is a tenuous connection between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.	
<b>Air Emission Pathway</b> These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.	

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Dalkey Islands SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.12 Stonewall Adamstown

Name	Proposed landuse zoning change
<b>Stonewall, Adamstown</b>	Current Zoning: Rural Proposal: Residential (RES)
Based on aerial imagery, these lands show industrial/residential area (BL3), partially surrounded by hedgerows (WL1). No protected species records are returned from NBDC search. The lands are largely built land and conversion to residential would not generate significant adverse effects. The LIFFEY_170 runs approximately 300m north of this site and is of poor quality.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.8 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.77 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway  There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> There is a tenuous connection between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.  Air Emission Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.  Noise & Vibration Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.	

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.13 *Cherryfield Way*

Name	Proposed landuse zoning change
Cherryfield Way	Current Zoning: High Amenity – Dodder Valley Proposal: Residential (RES)
: Based on aerial imagery, these lands are two open grass fields (GA2) located beside built lands and artificial surfaces (BL3), with a small farm occupying part of one field. Treeline (WL2) and scattered trees present (WD5). No protected species. The DODDER_040 flows southeast adjacent to the northeast boundary of this area and is the nearest River. This section of the Dodder River is of moderate quality. <b>Hedgerow on western boundary is mapped on 1<sup>st</sup> Edition OS maps. A robust buffer that is ecologically informed is recommended for the River Dodder given potential for disturbance from conversion to built land.</b>	
<b>Proximity to Nearest European Sites</b> Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.05 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 5.94 km from the site.	

## Connection to European Sites

### Hydrological Pathway

The Dodder River establishes a pathway between this area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Dodder River and on downstream to the River Liffey. The River Liffey in turn drains to Dublin Bay, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest

bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**Baldoyle Bay SPA**

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Howth Head SPA**

**Dalkey Islands SPA**

**Invasive Species Pathway**

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

**Human Disturbance Pathway**

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### **5.2.14 Foxhunter**

Name	Proposed landuse zoning change
Foxhunter	Current Zoning: Retail Warehousing Proposal: Residential (RES)
: Based on aerial imagery, these lands are a car park associated with an industrial building (BL3), attached lies an amenity grassland (GA2), bordered by shrubs (WS1). No protected species. The LIFFEY_180 is the nearest river flowing adjacent to this site and is of poor quality. No protected structures/ACA.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 4.63 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.57 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway	

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**  
**North Dublin Bay SAC;**  
**North Bull Island SPA; and**  
**South Dublin Bay SAC.**

Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure connection to the River Liffey, between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of

standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.15 Ninth Lock Road

Name	Proposed landuse zoning change
Ninth Lock Road	Current Zoning: Open Space (OS) Proposal: Residential (RES)
Based on aerial imagery, these lands are old industrial/storage units comprising built land and artificial surfaces (BL3), a mature treeline (WL2) is also present. No protected species records returned from NBDC search.	
The CAMAC 040 is the nearest river and is 1km south of poor quality.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.57 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 11.74 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway  There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure connection to the River Liffey, between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.	

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.16 Future Strategic Long Term Development Areas: Newlands, Belgard Road, Adamstown West, Adamstown South, Grange Castle

### 5.2.17 Newlands

Name	Proposed landuse zoning change
Newlands	<p>Current Zoning: Rural / Employment/ Open Space retained. Identified as Future Strategic Long Term Development Area.</p> <p>: Based on aerial imagery, these lands display a large site of agricultural (BC3) and open (GA2) fields bordered by residential housing (BL3), with hedgerows (WL1) and treelines (WL2) present throughout, and a substantial industrial complex (BL3) located further north of the site 61x of Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</p> <p>17x of Common Gull (<i>Larus canus</i>) 63x of Coot (<i>Fulica atra</i>) 13x of Cormorant (<i>Phalacrocorax carbo</i>) 27x of Goldcrest (<i>Regulus regulus</i>) 11x of Greenfinch (<i>Chloris chloris</i>) 3x of Grey Wagtail (<i>Motacilla cinerea</i>) 2x of House Martin (<i>Delichon urbicum</i>) 2x of Kestrel (<i>Falco tinnunculus</i>) 4x of Kingfisher (<i>Alcedo atthis</i>) 9x of Linnet (<i>Linaria cannabina</i>) 5x of Little Egret (<i>Egretta garzetta</i>) 65x of Little Grebe (<i>Tachybaptus ruficollis</i>) 60x of Mallard (<i>Anas platyrhynchos</i>) 12x of Meadow Pipit (<i>Anthus pratensis</i>) 22x of Mistle Thrush (<i>Turdus viscivorus</i>) 63x of Mute Swan (<i>Cygnus olor</i>) 1x of Peregrine (<i>Falco peregrinus</i>) 1x of Pheasant (<i>Phasianus colchicus</i>) 29x of Pochard (<i>Aythya ferina</i>) 2x of Redwing (<i>Turdus iliacus</i>) 46x of Robin (<i>Erithacus rubecula</i>) 6x of Rock Dove (<i>Columba livia</i>) 3x of Sand Martin (<i>Riparia riparia</i>) 1x of Scaup (<i>Aythya marila</i>)</p>

3x of Skylark (*Alauda arvensis*)  
1x of Snipe (*Gallinago gallinago*)  
5x of Sparrowhawk (*Accipiter nisus*)  
6x of Stonechat (*Saxicola rubicola*)  
4x of Swallow (*Hirundo rustica*)  
1x of Swift (*Apus apus*)  
3x of Teal (*Anas crecca*)  
61x of Tufted Duck (*Aythya fuligula*)  
1x of Wheatear (*Oenanthe oenanthe*)  
2x of Wigeon (*Mareca penelope*)  
2x of Willow Warbler (*Phylloscopus trochilus*)  
3x of Yellowhammer (*Emberiza citrinella*)  
1x of Hedgehog (*Erinaceus europaeus*).

The Mooreenaruggan Stream (CAMAC\_040) flows through the site and is of poor quality according to WFD data

#### **Proximity to Nearest European Sites**

Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.02 km from the site.

Wicklow Mountains Special Protection Area (SPA) – located approximately 8.92 km from the site.

#### **Connection to European Sites**

##### **Hydrological Pathway**

The Mooreenaruggan Stream bounding the area establish a hydrological pathway between this land area and the River Liffey, via the River Camac. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:

**South Dublin Bay & Tolka Estuary SPA;**

**North Dublin Bay SAC;**

**North Bull Island SPA; and**

**South Dublin Bay SAC.**

There is a connection between this land area and these sites at Dublin Bay.

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

##### **Air Emission Pathway**

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. Peregrine, pochard, mallard, teal, wigeon etc.) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.18 Belgard Road

Name	Proposed landuse zoning change
Belgard Road	Current Zoning: Rural Identified as Future Strategic Long Term Development Area
<p>Based on aerial imagery, these lands show 3 fields (GA1) defined by hedgerows (WL1), treelines (WL2), scattered trees (WD5), mixed broadleaved woodland (WD1) with and a farmhouse present (BL3). No protected species are recorded from NBDC.</p> <p>The CAMAC_040 is the nearest river flowing approximately 1km North of this site and is of poor quality according to WFD data..</p> <p><b>Should the lands be proposed, the proximity of the same to the large operational quarry would require detailed assessment to address local emissions including air and noise, in addition to heavy goods vehicles and wider traffic and transport considerations.</b></p>	
<p><b>Proximity to Nearest European Sites</b></p> <p>Wicklow Mountains Special Area of Conservation (SAC) – located approximately 4.69 km from the site.</p> <p>Wicklow Mountains Special Protection Area (SPA) – located approximately 8.8 km from the site.</p>	
<p><b>Connection to European Sites</b></p> <p>Hydrological Pathway</p> <p>There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:</p> <p><b>South Dublin Bay &amp; Tolka Estuary SPA;</b></p> <p><b>North Dublin Bay SAC;</b></p> <p><b>North Bull Island SPA; and</b></p> <p><b>South Dublin Bay SAC.</b></p> <p>Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure connection to the River Liffey, between this land area and these sites at Dublin Bay.</p> <p>In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.</p>	
<p>Air Emission Pathway</p> <p>These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.</p>	
<p>Noise &amp; Vibration Pathway</p>	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**Baldoyle Bay SPA**

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

**Howth Head SPA**

**Dalkey Islands SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 5.2.19 Adamstown West (Outer) and South

Name	Proposed landuse zoning change
<b>Adamstown West (Outer) and South</b>	Current Zoning: Rural Proposal: Identify as strategic residential lands beyond the lifetime of the current County Development Plan with objective to commence a plan led approach.
<p>Based on aerial imagery, these lands display a large area of farmland defined by hedgerows (WL1) and tree lines (WL2), with clusters of trees present (WD5), mixed woodland (WD1) is present as well as a farmhouse and an industrial complex with an accompanying car park located along the eastern site boundary (BL3). <b>A strong hedgerow network is also present particularly in the western part of these lands, which are marked on the 1<sup>st</sup> Edition OS mapping and merit retention and enhancement as key local ecological corridors and GI corridors.</b></p>	
<p>Protected species search from NBDC returned the following: 1x of Common Frog (Rana temporaria), 1x of Swallow (Hirundo rustica). Consultation with SDCC noted the presence of ecological receptors in the lands around Gollisterstown, and flocks of golden plover present on the agricultural lands in the wider area surrounding Grange Castle West. The Tobermaclugg Stream (LIFFEY_170) flows directly through this area and is of good quality according to WFD data.</p>	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 2.98 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 14.68 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway	<p>The Tobermaclug Stream establishes a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:</p> <p><b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b></p> <p>There is a connection between this land area and these sites at Dublin Bay.</p>

In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. Whilst it is noted that there are currently no records held by the National Biodiversity Data Centre for the occurrence of such species within this area, recently ecological studies for planning applications to the south of this area have identified the presence of wetland species such as Golden Plover and Lapwing, as well as Black-headed Gull. These species have been recorded utilising grassland and arable land in this area of west Dublin. The potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on the agricultural grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of

standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

### 5.2.20 *Grange Castle (R136)*

Name	Proposed landuse zoning change
<b>Grange Castle (R136)</b>	Current Zoning: Open Space Identified as Future Strategic Long Term Development Area
Based on aerial imagery, these lands show A golf course (GA2) landscape featuring bunkers, ponds (FL8), scattered trees (WD5), treeline (WL2) and hedgerows (WL1), with a clubhouse or hotel present (BL3). 1x of Mute Swan ( <i>Cygnus olor</i> ) 1x of Swallow ( <i>Hirundo rustica</i> ). Consultation with SDCC indicated Some calcareous grassland present, with lower western area botanically important. The Grange Stream flows north along the northwestern corner of this area, whilst the Camac River flows north to the east of the area.	
<b>Proximity to Nearest European Sites</b> Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.08 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 11.38 km from the site.	
<b>Connection to European Sites</b> Hydrological Pathway  The Grange Stream and the Camac River bounding the area establish a hydrological pathway between this land area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: <b>South Dublin Bay &amp; Tolka Estuary SPA;</b> <b>North Dublin Bay SAC;</b> <b>North Bull Island SPA; and</b> <b>South Dublin Bay SAC.</b> There is a tenuous connection between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.	

#### Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

#### Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

#### Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivably be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. mute swan) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

**North Bull Island SPA**

**South Dublin Bay & Tolka Estuary SPA**

**Wicklow Mountains SPA**

**Poulaphouca Reservoir SPA**

#### Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

#### Human Disturbance Pathway

This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

## 6 EUROPEAN SITES OCCURRING WITHIN THE ZONE OF INFLUENCE OF THE VARIATION

Pathways connecting the Proposed Variation Lands and the Strategic Future Development Areas to European Sites have been identified in Section 5.2 above. The European Sites that have been identified as being connected to, or potentially connected to, Proposed Variation Lands and Strategic Long Term Development Areas (SDAs) via pathways are identified as occurring within the zone of influence of the Plan. These European Sites are listed in Table 6.1 below.

**Table 6.1: European Sites in the Zone of Influence of the Plan**

European Sites	Pathway Type & Connected/Potentially Connected Lands
<b>SPAs</b>	
Baldoyle Bay SPA	<b>Mobile species pathway</b> <i>Proposed Variation Lands</i> St Edmunsbury; Edmunstown Road; Knockmeenagh Lane / N7-Cherryfield Way  <b>Future SDA</b> Belgard Road
Dalkey Island SPA	<b>Mobile species pathway</b> <i>Proposed Variation Lands</i> Edmunstown Road; Knockmeenagh Lane Kiltipper Road; Cherryfield Way  <b>Future SDA</b> Belgard Road
Howth Head Coast SPA	<b>Mobile species pathway</b> <i>Proposed Variation Lands</i> Edmunstown Road; Cherryfield Way; Belgard Road
Malahide Estuary SPA	<b>Mobile species pathway</b> <i>Proposed Variation Lands</i> St Edmunsbury; Knockmeenagh Lane
North Bull Island SPA	<b>Hydrological pathway</b> All proposed Variation lands including Future Strategic Long term Development Areas  <b>Mobile species pathway</b> <i>Proposed Variation Lands</i> St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest; Knockmeenagh Lane/N7; Cherryfield Way; Belgard Road WEst; Adamstown West  <b>Future SDA</b>

	Newlands; Grange Castle
Poulaphouca Reservoir SPA	<p><b>Mobile species pathway</b>  <i>Proposed Variation Lands</i>            Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest; Knockmeenagh Lane/N7; Ballynakelly Newcastle; Coldcut Road; Kiltipper Road; Cherryfield Way.</p> <p><i>Future SDA</i>            Belgard Road</p>
South Dublin Bay & Tolka Estuary SPA	<p><b>Hydrological pathway</b></p> <p>All proposed Variation lands including Future Strategic Long term Development Areas</p> <p><b>Mobile species pathway</b>  <i>Proposed Variation Lands</i>            St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest; Knockmeenagh Lane/N7; Ballynakelly Newcastle; Coldcut Road; Kiltipper Road; Cherryfield Way; Belgard Road</p> <p><i>Future SDA</i>            Adamstown West; Newlands; Grange Castle</p>
Wicklow Mountains SPA	<p><b>Mobile species pathway</b>  <i>Proposed Variation Lands</i>            St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citwest Knockmeenagh Lane/N7; Ballynakelly Newcastle; Coldcut Road; Kiltipper Road, Cherryfield Way;; Belgard Road</p> <p><i>Future SDA</i>            Adamstown West; Newlands; Grange Castle</p>
<b>SACs</b>	
North Dublin Bay SAC	<p><b>Hydrological pathway</b>  <i>Proposed Variation Lands</i>            All Proposed Variation Lands</p> <p><i>Future SDA</i>            All Future SDA</p>
South Dublin Bay SAC	<p><b>Hydrological pathway</b>  <i>Proposed Variation Lands</i>            All Proposed Variation Lands</p> <p><i>Future SDA</i>            All Future SDA</p>

## **7 ASSESSMENT OF THE PLAN**

### **7.1 EXAMINATION OF TEXT AMENDMENTS**

Proposed amendments to the text of the South Dublin County Development Plan 2022 – 2028 are set out in Table 7.1 below.

**Table 7.1: Assessment of Proposed Text Amendments to the South Dublin County Development Plan 2022 – 2028**

Proposed Text Amendment	Assessment
<p><b>Policy CS3: Future Potential Strategic Development Areas</b> To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations:</p> <ul style="list-style-type: none"><li>• Newlands</li><li>• Belgard Road West</li><li>• Adamstown South and West</li><li>• Grange Castle / R136</li></ul>	<p>Potential pathways for impacts between these long-term strategic areas and European Sites have been identified. Mobile species pathways have been identified as having the potential to connect these lands to the North Bull Island SPA; Poulaphouca Reservoir SPA; South Dublin Bay &amp; Tolka Estuary SPA; and Wicklow Mountains SPA. In the event that these lands are identified as key ex-situ sites for special conservation interest bird species of these SPAs, the potential will exist for the loss of ex-situ habitat and disturbance to these species. The presence of species that are listed as special conservation interests of these SPAs have been recorded within and adjacent to these lands during recent ecological assessments for project level planning applications in the vicinity of the Grand Canal and Grange Castle West. Findings from these assessments have concluded that the populations of bird species, that can be listed special conservation interest bird species of SPAs, are not associated with the populations of such species that are listed as special conservation interest bird species of the above listed SPAs.</p> <p>Mitigation measures are set out in Section 8 that aim to ensure any future residential development in these long-term strategic areas does not result in a net loss of key ex-situ sites for special conservation interest bird species of the above listed SPAs.</p>
<p>CS3 Objective 1 To commence preparatory studies and analysis of the Future SDAs, as identified on the development plan maps, to understand the existing land uses and ecological sensitivities and to inform the preparation of future proposals for rezoning to meet the needs of the County through an holistic approach to plan making. The exact lands to be brought forward as future rezoning may change according to the outcome of these studies.</p>	<p>The assessment set out for Policy CS3 above applies to this objective. Further mitigatory text is set out in blue text opposite. This text is reflected in Section 8 mitigation measures below.</p>

Proposed Text Amendment	Assessment
<p>CS3 Objective 2</p> <p>To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.</p>	The assessment set out for Policy CS3 above applies to this objective.
<p>CS3 Objective 3</p> <p>To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery with, inter alia, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.</p>	This objective is representative of an embedded mitigatory objectives as it seeks to identify ecological sensitivities, which will include establishing whether or not the lands function as ex-situ sites for special conservation interest bird species population of SPAs. This objective is included as a mitigation measure in Section 8 below.
<p>CS3 SLO 1</p> <p>To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridors and the Grand Canal pNHA will form part of any such proposal.</p>	This objective is representative of an embedded mitigatory objective as it seeks to protect and enhance GI corridors. This objective is included as a mitigation measure in Section 8 below
<p>CS3 SLO 2</p> <p>To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.</p>	The assessment set out for Policy CS3 above applies to this objective.
CS7 SLO2:	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin

Proposed Text Amendment	Assessment
<p>Development on RES-N zoned lands at St. Edmundsbury, Lucan Road shall comply with the following:</p> <ol style="list-style-type: none"><li>1. The development of a park within the Liffey Valley (zoning objective HA-LV) with enhanced recreational amenity and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network shall be provided for in tandem with, or prior to, residential development of the adjoining Res-N zoned lands. The park shall include lands within the HA-LV zoning objective to the north and west of the Res-N zoned lands extending to the River Liffey, including to the north and west of St. Patrick's Hospital grounds, and including connections westwards to Lucan Village and Chapel Hill. A detailed proposal to achieve this shall be agreed with the planning authority in advance of submission of a planning application for residential development on the Res-N zoned lands.</li><li>2. A masterplan for the lands shall be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, <i>inter alia</i>:<ol style="list-style-type: none"><li>a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,</li><li>b. Retention and enhancement of the east-west hedgerow and tree line in the north of the site as recorded on 1<sup>st</sup> Edition OS maps,</li></ol></li></ol>	CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Proposed Text Amendment	Assessment
<ul style="list-style-type: none"><li>c. A Local landscape and historical character assessment,</li><li>d. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and</li><li>e. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structures and their curtilage.</li></ul>	
<p><b>CS7 SLO3:</b></p> <p>Development on RES zoned lands at Finnstown Castle shall comply with the following:</p> <ul style="list-style-type: none"><li>1. Development may not commence until Dart+ Southwest has commenced construction.</li><li>2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.</li><li>3. Through appropriate studies or otherwise and having regard to the cumulative development of the subject lands, remaining undeveloped</li></ul>	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Proposed Text Amendment	Assessment
<p>lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, planning applications for residential development on the subject lands shall be informed by and address, <i>inter alia</i>:</p> <ul style="list-style-type: none"><li>a. Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1<sup>st</sup> Edition OS maps,</li><li>b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,</li><li>c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,</li><li>d. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,</li><li>e. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and</li><li>f. Provision for direct active travel connections from the subject lands into Adamstown SDZ.</li></ul>	
<b>CS7 SLO4:</b>	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin

Proposed Text Amendment	Assessment
<p>Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:</p> <ol style="list-style-type: none"><li>1. Development may not commence until Dart+ Southwest has commenced construction.</li><li>2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.</li><li>3. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, <i>inter alia</i>:<ol style="list-style-type: none"><li>a. Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1<sup>st</sup> Edition OS maps, unless required for wider movement needs,</li></ol></li></ol>	CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Proposed Text Amendment	Assessment
<ul style="list-style-type: none"><li>b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,</li><li>c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,</li><li>d. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and</li><li>e. Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority</li></ul>	
<p><b>CS7 SLO5:</b></p> <p>Development on RES-N zoned lands north of Tubber Lane shall comply with the following:</p> <ul style="list-style-type: none"><li>1. Development may not commence until Dart+ Southwest has commenced construction.</li><li>2. Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction.</li><li>3. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing</li></ul>	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Proposed Text Amendment	Assessment
<p>the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.</p> <p>4. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, <i>inter alia</i>:</p> <ul style="list-style-type: none"><li>a. Retention and enhancement of the north-south hedgerow as recorded on 1<sup>st</sup> Edition OS maps, unless required for wider movement needs,</li><li>b. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,</li><li>c. A Social Infrastructure Audit and provision within development proposals to address any needs identified,</li><li>d. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and</li><li>e. A Public Open Space Audit to inform proposals for public open</li></ul>	

Proposed Text Amendment	Assessment
space and recreational facilities.	
<p><b>CS7 SLO6:</b></p> <p>Development on RES zoned lands on Edmondstown Road shall comply with the following:</p> <ol style="list-style-type: none"><li data-bbox="193 695 1147 774">A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority.</li><li data-bbox="193 774 1147 901">A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage.</li><li data-bbox="193 901 1147 981">Retention and enhancement of the existing hedgerows as recorded on 1<sup>st</sup> Edition OS mapping insofar as possible within development proposals.</li></ol>	Compliance with the requirements set out in this objective will not have the potential to result in land use activities that have the potential to result in likely significant effects to European Sites.
<p><b>CS7 SLO7:</b></p> <p>A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework and include a transport and movement plan, in liaison with TII, NTA and landowners.</p>	This objective sets out the requirements for the delivery of plan for REGEN lands. The preparation of the Plan will not in itself result in land use activities or have potential to result in likely significant effects to European Sites. The Plan once drafted will be subject to statutory requirements as well as the environmental safeguard policies and objectives of the County Development Plan. As such the plan will be subject to, as a minimum screening for Appropriate Assessment and will only be adopted upon conclusion of consistency with the existing policies and objectives of the County Development Plan, including all relevant to the protection of European Sites.
<p><b>CS7 SLO8:</b></p>	Compliance with Traffic and Transport Assessments and management of hedgerows as set out in this objective will not have the potential to result in land

Proposed Text Amendment	Assessment
<p>Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following:</p> <ol style="list-style-type: none"><li data-bbox="204 584 1147 854">1. A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and</li><li data-bbox="204 859 1147 981">2. Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.</li></ol>	use activities that have the potential to result in likely significant effects to European Sites.
<p><b>CS7 SLO9:</b></p> <p>In tandem with, or prior to, development of the RES zoned lands to the south of Coldcut Road at the Dublin City Services Sports and Social Club, details as to how public access, permeability and recreational facilities will be improved on the remaining OS zoned lands shall be agreed with the planning authority.</p>	The provision of details for the improvement of OS zoned lands and agreement with the Planning Authority will not in itself have the potential to result in land use activities with potential to effect European Sites. The details that are submitted to and agreed to by the Planning Authority will subject to the requirements of the County Development Plan including all relevant Policies and objectives for the safeguarding of European Sites.

Proposed Text Amendment	Assessment
<p><b>CS8 SLO2:</b></p> <p>Development on RES-N zoned lands on the former golf course of the Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, <i>inter alia</i>:</p> <ol style="list-style-type: none"><li>1. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,</li><li>2. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and</li><li>3. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane.</li></ol>	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.
<p><b>CS9 SLO5:</b></p> <p>Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the</p>	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Proposed Text Amendment	Assessment			
<p>submission of a planning application for residential development which provides for, inter alia:</p> <ol style="list-style-type: none"><li>1. Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,</li><li>2. Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regard to the requirements of the Department of Education and Youth,</li><li>3. Active travel connections to the existing Taobh Chnoic Park and land to the east, and</li></ol> <p>Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses.</p>				
<p><u>Insert the following to end of Table 7.5:</u></p> <table border="1"><tr><td data-bbox="204 1113 422 1357">Link between Edmondstown Road and Whitechurch Road</td><td data-bbox="422 1113 617 1357">New road / street and associated junction upgrades connecting Edmondstown</td><td data-bbox="617 1113 1136 1357">To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.</td></tr></table>	Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown	To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.	<p>The above link road proposal and upgrades to existing road (Edmondstown Road) will be subject to environmental and ecological assessments and screening for Appropriate Assessment as a minimum as part of any detailed design and consenting process. Mitigation is identified as being addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.</p>
Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown	To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.		

Proposed Text Amendment			Assessment
	n Road and Whitechurch Road.		
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to new residential lands.	
<u>Insert new objective under Policy H13 as follows:</u>  <b>H13 Objective 8:</b>  To proactively encourage the inclusion of residential uses as part of development or redevelopment proposals on DC and LC zoned lands while maintaining the primary retail and service-led mixed-use function of those centres.			These changes to the Major Retail Centre and new Policy H13 Objective 8 allow in principle residential development close to such centres, providing greater efficiency in space and links to existing transport networks etc. Project level mitigation will apply as these lands, which are in built up areas, may be hydrologically connected to European Sites.
<u><b>Amend Table 12.8: Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre'</b></u>			
<b>Use Classes Related to Zoning Objective</b>			

Proposed Text Amendment	Assessment
<p><b>Permitted in Principle</b></p> <p>Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, <b>Community Centre</b>, Enterprise Centre, Funeral Home, Garden Centre, Hotel / Hostel, <b>Housing for Older People</b>, <b>Live-Work Units</b>, Motor Sales Outlet, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, <b>Residential</b>, Restaurant / Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery, Wholesale Outlet, <b>Traveller Accommodation</b>, <b>Work-Live Units</b>.</p>	
<p><b>Open for Consideration</b></p> <p>Allotments, <b>Bed &amp; Breakfast</b>, <b>Conference Centre</b>, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, <b>Embassy</b>, <b>Guest House</b>, Health Centre, <b>Home Based Economic Activities</b>, Hospital, Industry-Light, Nightclub, <b>Nursing Home</b>, <b>Office-Based Industry</b>, Offices 100 sq m-1,000 sq m, <b>Offices over 1,000 sq m</b>, Outdoor Entertainment Park, Place of Worship, Primary Health Care</p>	

Proposed Text Amendment	Assessment
<p>Centre, Residential Institution, <b>Retirement Home</b>, Social Club, Sports Club / Facility, Stadium, Transport Depot, Warehousing</p> <p><b>Not Permitted</b></p> <p>Abattoir, Aerodrome / Airfield, Agriculture, <b>Bed &amp; Breakfast</b>, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, <b>Community Centre</b>, Concrete / Asphalt Plant in or adjacent to a Quarry, <b>Conference Centre</b>, <b>Embassy</b>, Fuel Depot, <b>Guest House</b>, Heavy Vehicle Park, <b>Home Based Economic Activities</b>, <b>Housing for Older People</b>, Industry-Extractive, Industry-General, Industry-Special, <b>Live Work Units</b>, <b>Nursing Home</b>, <b>Office Based Industry</b>, <b>Offices over 1,000 sq m</b>, Refuse Landfill / Tip, Refuse Transfer Station, <b>Residential</b>, <b>Residential Institution</b>, <b>Retirement Home</b>, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, <b>Traveller Accommodation</b>, Wind Farm, <b>Work Live Units</b></p>	

## 7.2 EXAMINATION OF POTENTIAL IMPACTS RELATING TO HYDROLOGICAL EMISSIONS

The Grand Canal, Dodder River, River Camac and River Liffey, which represent the principal receiving surface waters draining the Plan Area, drain to Dublin Bay, where a number of European Sites are located. As identified in Section 5.2 above these European Sites comprise the North Dublin Bay SAC; South Dublin Bay SAC; North Bull Island SPA; and South Dublin Bay & Tolka Estuary SPA.

With respect to South Dublin Bay SAC it is noted that modelling of the Liffey Estuary and Dublin Bay has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth (see Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). On the basis of these previous studies the presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south of the bay and as such functions as a barrier eliminating the potential for a pathway connecting the lands of Proposed Variation and SDAs to this SAC.

As such of the four European Sites being examined as part of the assessment of the hydrological pathway, only three are connected to the project site via the surface water pathway. The nearest point of the three Dublin Bay European Sites from a Proposed Variation Land or Future Strategic Long-term Development Area is approximately 13km downstream (i.e. downstream from Proposed Variation lands Cherryfield Way along the River Dodder). The River Dodder and the waters discharging from it to the Liffey Estuary represent a minor fraction of the overall volume of freshwater draining into the Liffey estuary and Dublin Bay. This will limit the potential for future projects facilitated by the Plan, even in the event of the release of contaminated surface water from synchronous development in multiple Plan areas from having a perceptible effect on water quality and the conservation status of European Sites at Dublin Bay. This point is supported by previous studies which have shown that pollutants in the estuary are rapidly mixed and become diluted within the estuary and Dublin Bay (O'Higgins and Wilson, 2005; Wilson and Jackson, 2011), demonstrating that any potential for the release of contaminants to hydrological pathways and Dublin bay will not have the potential to result in any perceptible effect to water quality downstream at Dublin Bay.

In view of the above examination, it is considered that the surface water hydrological pathway connecting the Plan Area to the European Sites at Dublin represents a tenuous impact pathway

and is unlikely to function as a vector for contaminants with potential to result in perceptible impacts to water quality and European Sites at Dublin Bay.

Notwithstanding this it is noted that mitigation measures are set out in Section 8 below which will provide protection for European Sites occurring downstream of the Plan Area from any potential sources of impact that may arise as a result of future land use activities within the Plan Area.

### 7.2.1 *Wastewater Pathway*

Ringsend WWTP, which will receive wastewater from the Plan Area has historically operated at or above capacity, with a total load of 2.19 million P.E. on average, with significant fluctuations from day to day. Loading has increased in recent years with the rise in population recorded in the Dublin local authorities. The latest information from Irish Water indicates that the plant is currently operating within the peak Treatment Plant capacity (Uisce Éireann, 2023). In 2023, the plant was non-compliant with several parameters as set under the EPA discharge licence. The EPA (2021) notes that Irish Water is increasing capacity of the WWTP in phases and in May 2024 granted a wastewater discharge licence for the wastewater treatment plant. As part of the licence an Appropriate Assessment determination was made by the EPA that discharges from the wastewater treatment plant will not have the potential, alone or in-combination with other plans or projects, to result in adverse effects to European Sites. The determination was based on the assessment set out in the Natura Impact Statement prepared for the wastewater discharge licence application and the licence conditions required to be implemented at the wastewater treatment plant.

It is also noted that the most recent Uisce Éireann AER (2023) for the wastewater treatment plant states the following:

- The primary discharge from the wastewater treatment plant does have an observable negative impact on the water quality in the near field of the discharge and in the Liffey and Tolka Estuaries.
- The primary discharge from the WWTP does not have an observable negative impact on the Water Framework Directive status in the Liffey Estuary.

- Other potential causes of deterioration in water quality relevant to this area are upstream riverine pollutants, combined sewer overflows, exfiltration from sewers and misconnections to surface water sewers in the large urban agglomeration.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA 2024 report 'Urban Waste Water Treatment in 2024' identifies the priority areas where resources must be targeted, in order to protect the environment from the harmful effects of waste water and deliver environmental improvements where they are most needed. Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, this report identifies urban areas with the most important environmental issues that must be addressed. None of the urban areas in South Dublin is listed as a priority area however Ringsend WWTP is identified as a Priority Area where treatment must improve to resolve national environmental priorities (as of December 2025).

Considering the above, along with the current unpolluted status of Dublin Bay (see EPA Maps), it is concluded that future development facilitated by the Plan will not impact on the overall water quality status of Dublin Bay.

In light of the above, the discharge of wastewater generated by future development facilitated by the Plan will not have the potential to function as an impact pathway and result in adverse effects to the conservation objectives of the Dublin Bay European Sites.

### **7.3 EXAMINATION OF POTENTIAL IMPACTS RELATING TO MOBILE SPECIES DISTURBANCE**

Mobile species pathways have been identified as having the potential to connect Proposed Variation Lands and Future Strategic Long-term Development Areas to a total of 8 no. SPAs. As listed in Table 6.1 above these include: Bald Doyle Bay SPA; Dalkey Islands SPA; Howth Head SPA; Malahide Estuary SPA; North Bull Island SPA; Poulaphouca Reservoir SPA; South Dublin Bay & Tolka Estuary SPA; and Wicklow Mountains SPA.

In the event that these lands are identified as key ex-situ sites for special conservation interest bird species of these SPAs, the potential will exist for the loss of ex-situ habitat and disturbance to these species. The presence of species that are listed as special conservation interests of these SPAs have been recorded within and adjacent to these lands during recent ecological

assessments for project level planning applications in the vicinity of the Grand Canal and Grange Castle West (see for example Planning application Reference No.: SD24A/0087W). Findings from these assessments have concluded that the populations of bird species, that can be listed special conservation interest bird species of SPAs, are not associated with the populations of such species that are listed as special conservation interest bird species of the above listed SPAs.

Mitigation measures are set out in Section 8 that aim to ensure any future residential development in these Future Strategic Long-term Development does not result in a net loss of key ex-situ sites for special conservation interest bird species of the above listed SPAs.

**Table 7.2: Potential for Ecological Effects to result in adverse effects to the Qualifying Features/Special Conservation Interests of European Sites**

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	Disturbance/Displacement
		Water Emissions	
<b>North Dublin Bay SAC</b>			
Mudflats and sandflats not covered by seawater at low tide [1140]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes.  Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Annual vegetation of drift lines [1210]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No.  Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Salicornia and other annuals colonising mud and sand [1310]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes.  Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ) [1330]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes.  Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	Disturbance/Displacement
		Water Emissions	
		by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	
Mediterranean salt meadows (Juncetalia maritimii) [1410]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes.  Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Section 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Embryonic shifting dunes [2110]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No.  Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to surface waterbodies will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No.  Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to surface waterbodies will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No.  Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	Disturbance/Displacement
		Water Emissions	
Humid dune slacks [2190]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No.  Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Petalophyllum ralfsii (Petalwort) [1395]	No.  Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of habitat relied upon by this species.	No.  Rationale: This species is not reliant on surface water bodies and its status is not influenced by lotic or estuarine water quality.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat locations supporting this species.
<b>South Dublin Bay &amp; Tolka Estuary SPA</b>			
Wintering Waterbirds	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Proposed Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, suitable habitat that could conceivably function as ex-situ sites for such species occur within these Areas. In the event that Proposed Variation Lands or Future Strategic Long-term Development Areas function as ex-situ sites future residential development in these areas could	Yes.  Rationale: as per Section 7.2.	Yes. Rationale: : Whilst it is noted that, on the basis of current baseline information, the Proposed Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Plan could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	Disturbance/Displacement
		Water Emissions	
	result in the loss of habitat for these species		
<b>North Bull Island SPA; Malahide Estuary SPA; Poulaphouca Reservoir SPA</b>			
Wintering Waterbirds	<p>No.</p> <p>Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.</p>	<p>Yes.</p> <p>Rationale: as per Section 7.2.</p>	<p>Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Plan could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.</p>

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	Disturbance/Displacement
		Water Emissions	
	situ sites future residential development in these areas could result in the loss of habitat for these species		
<b>Howth Head SPA</b>			
Kittiwake	No. Rationale: The habitats occurring within the Proposed Variation Lands and Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Kittiwake do not rely on terrestrial and inland habitats such as those occurring at Proposed Variation Lands or Future Strategic Long-term Development Areas and will not interact with these Areas. As such this species will not be at risk of disturbance/displacement as a result of future development at these Areas.
<b>Wicklow Mountains SPA</b>			
Breeding Peregrine & Merlin	No. Rationale: The habitats occurring within the Proposed Variation Lands and Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: No Proposed Variation Lands or Future Strategic Long-term Development Areas occur within the foraging range of the Peregrine (i.e. 2km) or Merlin (i.e. 5km) populations of this SPA.
<b>Dalkey Islands SPA</b>			
Breeding Tern Species	No. Rationale: The habitats occurring within the Proposed Variation Lands or Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Kittiwake do not rely on terrestrial and inland habitats such as those occurring at Proposed Variation Lands or Future Strategic Long-term Development Areas and will not interact with these Areas. As such this species will not be at risk of disturbance/displacement as a result of future development at these Areas.

## 7.4 SUMMARY OF IMPACT ASSESSMENT

The assessment provided in Section 7.1 and 7.2 above have identified the following European Sites as being at potential risk of adverse effects arising from the adoption of the proposed Variation and the future development of residential infrastructure at Proposed Variation Lands or Future Strategic Long-term Development Areas:

North Dublin Bay SAC;

South Dublin Bay & Tolka Estuary SPA;

South Dublin Bay & Tolka Estuary SPA;

North Bull Island SPA;

Malahide Estuary SPA; and

Poulaphouca Reservoir SPA.

Whilst it is noted that the potential for adverse effect to arise in association with hydrological and mobile species pathways are tenuous and/or unsupported by current baseline knowledge a precautionary approach has been adopted whereby the mere possibility of an effect occurring has been identified. Section 8 below sets out the mitigation measures that will ensure that such conceivable effects are avoided.

## 7.5 IN-COMBINATION EFFECTS

This Section provides an outline of the potential cumulative effects of the Plan in-combination with other plans and projects. There is potential for a wide range of plans and project to combine with the Plan. Table 7.3 below provides a non-exhaustive list of the Plans and Projects that were identified as representing those most likely to combine with the Plan to result in potential cumulative effects. An assessment for potential cumulative effects to arise is provided for each of the Plans and Projects listed in Table 7.3.

**Table 7.3: Assessment For Potential Cumulative Effects With Other Plans & Projects**

Plan	Comment	Cumulative effects
<b>National Planning Framework</b> First Revision	<p>National Planning Framework - Project Ireland 2040 is the government's long-term overarching strategy to make Ireland a better country for all of its people. Alongside the development of physical infrastructure, Project Ireland 2040 supports business and communities across all of Ireland in realising their potential. The National Development Plan and the National Planning Framework combine to form Project Ireland 2040.</p> <p>Development of infrastructure may have localised adverse impacts. Actions that may arise as a result of Project Ireland 2040 will be considered at a project level, which will ensure that any cumulative or in-combination impacts are addressed. Due to the high-level nature of this Plan, it is not possible to determine with confidence the likely impacts or mitigation measures required yet in detail.</p>	A NIR was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
River Basin Management Plan for Ireland 2024	<p>Ireland's third River Basin Management Plan 2024</p> <p>Key actions in the Plan include tighter controls on the use of fertilisers that impact water quality, a greater focus on compliance and enforcement with over 60 new staff at local level, and a target of 4,500 farm inspections per year. In addition, continued investment in wastewater infrastructure will see Uisce Éireann investing a multi-billion Euro budget over the period 2025-2029 to reduce impacts on water quality, a new national River Barriers Mitigation Programme will ramp up efforts to remove river-blocks that impact on species like salmon and lamprey swimming upstream to spawn, and a review of arterial drainage requirements and the underpinning Arterial Drainage Act will be undertaken in the context of land use.</p>	A NIS was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Eastern and Midland Regional Economic and Spatial Strategy	<p>The RSES provides a long-term, strategic development framework for the future physical, economic and social development of the Eastern and Midland Region. The Strategy provides the following:</p> <ul style="list-style-type: none"> <li>• Spatial Strategy – to manage future growth and ensure the</li> </ul>	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.

Plan	Comment	Cumulative effects
	<p>creation of healthy and attractive places to live and work</p> <ul style="list-style-type: none"> <li>• Dublin Metropolitan Area Strategic Plan (MASP) – to ensure continued competitiveness of Dublin and a supply of strategic development for sustainable growth</li> <li>• Economic Strategy – that builds on our strengths to create a strong economy and jobs, that ensures a good living standard and economic opportunity for all</li> <li>• Climate Action Strategy – to accelerate action and ensure a clean and healthy environment, sustainable transport and green infrastructure.</li> </ul> <p>Investment Framework – to prioritise the delivery of infrastructure and enabling services by government and state agencies</p>	
Catchment-based Flood Risk Assessment and Management (CFRAM) and Flood Risk Management Plans	<p>These studies are required by The Floods Directive [2007/60/EC], which is being implemented in Ireland through the European Communities (Assessment and Management of Flood Risks) Regulations 2010 [S.I.122/2010]. Each FRMP is accompanied by an associated SEA Environmental Report and Natura Impact Statement.</p>	<p>A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.</p>
Greater Dublin Drainage Project	<p>GDD represents the next major step in the development of wastewater infrastructure for Dublin and the surrounding counties. In July 2025, An Coimisiún Pleanála granted planning permission for this critical project. Once operational, the GDD Project will have the capacity to provide wastewater treatment for the equivalent of half a million people living and working in this area, which will in turn release capacity at the existing Ringsend Wastewater treatment plant. GDD is a key part of Uisce Éireann's investment in new wastewater infrastructure in Greater Dublin. The GDD Project will:</p>	<p>The Natura Impact Statement prepared for the Greater Dublin Drainage Project concludes that with the implementation of the mitigation measures the project will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of the Natura 2000 sites within the study area.</p>

Plan	Comment	Cumulative effects
	<ul style="list-style-type: none"> <li>• safeguard public health;</li> <li>• improve and protect the environment;</li> <li>• support the delivery of housing in North Dublin and parts of Kildare and Meath;</li> <li>• facilitate employment, social progress &amp; economic growth in the wider Dublin region.</li> </ul> <p>As part of the Greater Dublin Drainage project, a new WWTP will be built at Clonshaugh that comprises a regional treatment plant, sludge hub center, and an orbital sewer system to manage wastewater for 500,000 people across the region. This will release capacity at the Ringsend WWTP.</p>	
National Biodiversity Action Plan 2023-2030	<p>4th</p> <p>The National Biodiversity Action Plan 2023-2030 builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues:</p> <ul style="list-style-type: none"> <li>• Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity</li> <li>• Objective 2 - Meet Urgent Conservation and Restoration Needs</li> <li>• Objective 3 - Secure Nature's Contribution to People</li> <li>• Objective 4 - Enhance the Evidence Base for Action on Biodiversity</li> <li>• Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives</li> </ul> <p>The Wildlife (Amendment) Act 2023 introduced a new public sector duty on biodiversity. The legislation provides that every public body, as listed in the Act, is obliged to have regard to the objectives and targets in the National Biodiversity Action Plan</p>	The objectives of the plan to enhance biodiversity and the 2025 guidance for public bodies should be implemented in the Proposed Variation monitoring to facilitate positive cumulative impacts.
Transport Strategy for the Greater Dublin Area 2022- 2042	<p>It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has</p>	This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and

Plan	Comment	Cumulative effects
	been approved by the Minister for Transport in accordance with the relevant legislation.	implement, no cumulative or in combination effects are identified.
South Dublin Climate Change Action Plan 2024 -2029	The South Dublin Climate Action Plan 2024-2029 - sets out the actions that South Dublin County Council is taking	The strategy has been through a Strategic Environmental Assessment and Appropriate Assessment. Subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified
Bus Connects	All 12 Core Bus Connects infrastructure projects have received planning permission from Coimisiún Pleanála (ACP). These include Lucan to City Centre, Liffey Valley to City Centre and Tallaght/Clondalkin to City Centre core bus schemes	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
LUAS extension to Finglas	Railway Order lodged with An Bord Pleanála by TII under Railway Order 2024 (Abp-321278-24) and	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART+ South West and DART +West	The DART+ South West project aims to increase train capacity to 23 trains per hour, and passenger capacity from 5,000 to 20,000. The DART +West benefits to extend DART network to Maynooth in Co Kildare will provide more indirect benefits to South Dublin. The new services will utilize electrical power, reducing the carbon footprint compared to the current diesel trains.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART + South West	An Bord Pleanála have approved the Railway Order application to extend the electrified DART network from Hazelhatch & Celbridge to Heuston Station and the South city via Phoenix Park Tunnel.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
Dublin City Development Plan 2022 -2028. Dún Laoghaire	The County or City Development Plan (CDP) provides the primary planning strategy document for the development of a local	A NIRs was prepared for this project and concluded that, subject to mitigation measures proposed in the NIRs, there will be no adverse

Plan	Comment	Cumulative effects
Rathdown County Development Plan 2022 -2028. Kildare County Development Plan 2022 -2028. Fingal County Development Plan 2023 -2029	authority area over the statutory time period of the plan.	effects to the integrity of any European Sites as a result of the implementation of this project.
Other Projects & Synchronous Development of Proposed Variation Lands	The potential will exist for residential development at individual Proposed Variation Lands under the lifetime of the current County Development Plan to combine with other projects, or indeed with residential developments in other Proposed Variation Lands.	With respect to potential emissions from any other construction sites that may be connected to Dublin Bay, it is noted that the works contractors for all planned or permitted developments will be obliged to ensure that measures are in place to protect water quality in compliance with legislative requirements for receiving water quality (European Communities Environmental Objectives (Surface Water) Regulations (S.I. 272 of 2009 and S.I. 77 of 2019). It is further noted that any other construction projects overlapping with the construction phase of project facilitated under the proposed Variation will only be permitted where the Planning Authority has concluded that such projects do not pose a risk to European Sites or significant effects to the environment, including surface water quality. Standard measures will be required, as a minimum by the consenting authority for any other projects in the Plan Area.

## 8 MITIGATION MEASURES

The Plan has been prepared within the framework of the South Dublin County Development Plan 2022 – 2028 such that it aligns with the policies and objectives of the County Development Plan. As such all mitigatory policies and objectives identified in the South Dublin CDP 2022 - 2028 during the SEA and AA process of same, will provide the same safeguards to ensure the potential impacts arising from the implementation of the Plan will be avoided and/or mitigated to an insignificant level. Table 8.1 below, sets out the suite of mitigation measures to ensure the Plan does not give rise to significant environmental effects.

The key policies and objectives of the County Development Plan that will provide protection for European Sites in the zone of influence of the Plan are listed in Table 8.1 below.

Key measures to ensuring that the implementaiton of the Plan does not facilitate land use activities with potential to result in adverse effects to European Sites are those relating to water emissions and ex-situ sites for special conservation interest bird species of the South Dublin Bay & Tolka Estuary SPA; North Bull Island SPA; Malahide Estuary SPA; and Poulaphouca Reservoir SPA

As such, in addition to the protective policies and objectives of the County Development Plan as set out in Table 8.1 above, it will be a requirement of the Plan that any land use activities supported by it implement in full the approaches for water management at development sites as set out in the South Dublin County Council’s “Sustainable Drainage Explanatory Design & Evaluation Guide (2022)”<sup>3</sup>.

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<sup>3</sup> Available at: <https://www.sdcc.ie/en/services/planning-building-control/planning-applications/water-and-drainage-considerations/sdce-suds-design-and-evaluation-guide.pdf>

With respect to the potential for the presence of ex-situ sites for special conservation interest bird species of the above listed SPAs the following mitigation measures will be implemented as part of the proposed Variation:

**Table 8.1 SEA and AA Mitigation integrated to the Proposed Variation.**

**CS3 Objective 3:**

To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery with, *inter alia*, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.

**CS3 SLO 1:**

To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridor and the Grand Canal pNHA will form part of any such proposal.

**CS7 SLO2:**

Development on RES-N zoned lands at St. Edmundsbury, Lucan Road shall comply with the following:

The development of a park within the Liffey Valley (zoning objective HA-LV) with enhanced recreational amenity and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network shall be provided for in tandem with, or prior to, residential development of the adjoining Res-N zoned lands. The park shall include lands within the HA-LV zoning objective to the north and west of the Res-N zoned lands extending to the River Liffey, including to the north and west of St. Patrick's Hospital grounds, and including connections westwards to Lucan Village and Chapel Hill. A detailed proposal to achieve this shall be agreed with the planning authority in advance of submission of a planning application for residential development on the Res-N zoned lands.

A masterplan for the lands shall be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, *inter alia*:

An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,

Retention and enhancement of the east-west hedgerow and tree line in the north of the site as recorded on 1<sup>st</sup> Edition OS maps,

A Local landscape and historical character assessment,

Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and  
A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structures and their curtilage.

**CS7 SLO3:**

Development on RES zoned lands at Finnstown Castle shall comply with the following:

Development may not commence until Dart+ Southwest has commenced construction.

An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.

Through appropriate studies or otherwise and having regard to the cumulative development of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, planning applications for residential development on the subject lands shall be informed by and address, *inter alia*:

Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1<sup>st</sup> Edition OS maps,

A Social Infrastructure Audit and provision within development proposals to address any needs identified,

A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,

A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,

A Public Open Space Audit to inform proposals for public open space and recreational facilities, and

Provision for direct active travel connections from the subject lands into Adamstown SDZ.

**CS7 SLO4:**

Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:

Development may not commence until Dart+ Southwest has commenced construction.

An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.

A masterplan for the lands, integrated with the existing parameters of the

Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, the masterplan shall be informed by and address, inter alia:

Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1<sup>st</sup> Edition OS maps, unless required for wider movement needs,

A Social Infrastructure Audit and provision within development proposals to address any needs identified,

A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,

A Public Open Space Audit to inform proposals for public open space and recreational facilities, and

Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority.

#### **CS7 SLO5:**

Development on RES-N zoned lands north of Tubber Lane shall comply with the following:

Development may not commence until Dart+ Southwest has commenced construction.

Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction.

An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.

A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, the masterplan shall be informed by and address, inter alia:

Retention and enhancement of the north-south hedgerow as recorded on 1<sup>st</sup> Edition OS maps, unless required for wider movement needs,

Maintenance of a 10m riparian buffer from any watercourse(s) on site,

A Social Infrastructure Audit and provision within development proposals to address any needs identified,  
A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and  
A Public Open Space Audit to inform proposals for public open space and recreational facilities.

**CS7 SLO6:**

Development on RES zoned lands on Edmondstown Road shall comply with the following:

A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority.

A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage.

Retention and enhancement of the existing hedgerows as recorded on 1<sup>st</sup> Edition OS mapping.

**CS7 SLO8:**

Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following:

A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and

Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.

**CS8 SLO2:**

Development on RES-N zoned lands at Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, inter alia:

An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,

Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and

Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane.

In addition to the above it is noted that the objectives provided under Policy NCBH5 of the County Development Plan, and particularly NCBH5 Objectives 2 already set out requirements for ecological impact assessment project sites that support or have the potential to support protected species or features of biodiversity importance, which will include bird species that can be listed as special conservation interest bird species of SPAs.

**Table 8.1: SDCC CDP Environmental Safeguards for European Sites**

Policy	Text
Policy NCBH1: Overarching	Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations
Policy NCBH2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
Policy NCBH3: Natura 2000 Sites	Conserve and protect Natura 2000 Sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.
Policy NCBH4: Proposed Natural Heritage Areas	Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.
Policy NCBH5: Protection of Habitats and Species Outside	Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.

Policy	Text
of Designated Areas	
Policy NCBH6: Dublin Mountain	Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.
Policy NCBH7: Liffey River Valley and Special Amenity Area Order	Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO)
Policy NCBH8: Dodder River Valley	Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.
Policy NCBH9: Grand Canal	Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats

Policy	Text
Policy NCBH10: Invasive Species	Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.
Chapter 4	
Policy GI1: Overarching	Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
Policy GI2: Biodiversity	Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF)and the East Region Spatial and Economic Strategy (RSES).
Policy GI3: Sustainable Water Management	Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate.  Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors

Policy	Text
Policy GI4: Sustainable Urban Drainage Systems	Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.
Policy GI5: Climate Resilience	Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.
Policy GI7: Landscape, Natural, Cultural and Built Heritage	Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan.
Chapter 11	
Policy IE1: Overarching Policy	Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

<b>Policy</b>	<b>Text</b>
Policy IE2: Water Supply and Wastewater	Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.
Policy IE3: Surface Water and Groundwater	Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.
Policy IE4: Flood Risk	Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.
Policy IE5: Information and Communication s Technology (ICT)	Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.

<b>Policy</b>	<b>Text</b>
Policy IE6: Waste Management	Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.
Policy IE7: Environmental Quality	Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.

## 8.1 RESPONSIBILITY FOR IMPLEMENTING MITIGATION MEASURES

The responsibility for implementing Policies and Objectives relevant to the new residential land use zonings proposed by Variation No. 2 lies with the relevant departments of South Dublin County Council. Departments seeking to implement land use actions proposed by the Plan are obliged to ensure that the implementation of these actions are consistent with the Objectives and requirements of the environmental safeguards of the CDP as listed in Section 8.0 above. It is a statutory requirement for a competent authority (e.g. South Dublin County Council) to carry out screening for appropriate assessment for all land use projects and all future project facilitated by the proposed Variation will be assessed for their potential to result in likely significant effects to European Sites. However, where the potential for likely significant effects to occur are identified, adverse effects to European Sites derived from such proposals will not arise given the full implementation of the guidelines, Policies and Objectives of the CDP and the proposed Variation, as listed in Section 8.0 above.

## 8.2 MONITORING OF MITIGATION MEASURES

Whilst there is no legal requirement to monitor the outputs of the AA process, there is an obligation to monitor the implementation of the CDP through the E.C. SEA Directive as implemented in Ireland. Contingency measures may have to be applied if there is evidence that Objectives cannot be implemented successfully. The *European Communities (Environmental Liability) Regulations 2008* will also apply in the event of any environmental damage to habitats and species both within and outside of the European sites.

## 9 CONCLUSION

This NIS has reviewed the potential impacts arising from the Plan and found that, without the implementation of mitigation measures, the Plan will have the potential to impact upon the Conservation Objectives of five European Sites and their relevant qualifying features that occur within the zone of influence of the Plan.

The potential impacts that could negatively affect these European Sites have been outlined in Section 7 this NIS. These potential impacts relate to water emissions from land use activities facilitated by the Plan and the potential for loss of and disturbance to ex-situ sites for special conservation interests of SPAs. Section 8 outlines the environmental safeguards within the South Dublin City County Development Plan and proposed as part of Variation No. 2 as well as best practice guidelines that will be applied for all land use activities supported by the proposed Variation. The purpose of these safeguards is to eliminate potential adverse effects to European Sites arising from future land use activities support and facilitated by the Plan.

The mitigation measures outlined in Section 8 of this NIS will protect European Sites from potential adverse impacts. The measures and requirements of the South Dublin CDP that aim to protect European Sites provide a basis for eliminating or minimising to an insignificant level potential adverse land use effects that could arise from any future land use activities that may be facilitated by the Plan. These objectives along with the additional safeguards within the proposed Variation and the best practice guidelines to be implemented as part of all future land use activities will provide a basis for ensuring any future land use facilitated by the Plan will not be supported where they present a risk of unavoidable/un-mitigatable adverse effects to European Sites.

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## **APPENDIX 1: EUROPEAN SITES BASELINE INFORMATION**

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004024	South Dublin Bay and River Tolka Estuary SPA	3.83	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]	Liffey & Dublin Bay	Mayne_SC_010 Tolka_SC_020 Dodder_SC_010

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004006	North Bull Island SPA	6.84	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]	Liffey & Dublin Bay	Mayne SC 010
004016	Baldoyle Bay	10.57	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046]Shelduck ( <i>Tadorna tadorna</i> ) [A048]Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137]Golden Plover ( <i>Pluvialis apricaria</i> ) [A140]Grey Plover ( <i>Pluvialis squatarola</i> ) [A141]Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157]Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne SC 010

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004025	Malahide Estuary	11.27	Great Crested Grebe (Podiceps cristatus) [A005] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Pintail (Anas acuta) [A054] Goldeneye (Bucephala clangula) [A067] Red-breasted Merganser (Mergus serrator) [A069] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
004117	Ireland's Eye	14.49	Cormorant (Phalacrocorax carbo) [A017] Herring Gull (Larus argentatus) [A184] Kittiwake (Rissa tridactyla) [A188] Guillemot (Uria aalge) [A199] Razorbill (Alca torda) [A200]	Liffey & Dublin Bay	Mayne_SC_011
004113	Howth Head Coast SPA	15.14	Kittiwake (Rissa tridactyla) [A188]	Liffey & Dublin Bay	Mayne_SC_010
004172	Dalkey Islands SPA	16.11	Roseate Tern (Sternia dougallii) [A192] Common Tern (Sternia hirundo) [A193] Arctic Tern (Sternia paradisaea) [A194]	Liffey & Dublin Bay	Dodder_SC_010

SAC					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
000210	South Dublin Bay SAC	6.06	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]	Liffey & Dublin Bay	Dodder SC 010
000206	North Dublin Bay SAC	6.85	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalophyllum ralfsii (Petalwort) [1395]	Liffey & Dublin Bay	Mayne SC 010

SAC					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
000199	Baldoyle Bay	10.12	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410]	Liffey & Dublin Bay	Mayne SC 010
000205	Malahide Estuary	11.26	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough SC 010
000202	Howth Head SAC	12.33	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	Liffey & Dublin Bay	Mayne SC 010
003000	Rockabill to Dalkey Island SAC	12.91	Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351]	Liffey & Dublin Bay	Mayne_SC_010 Dodder SC 010

SAC					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
002193	Ireland's Eye	14.7	Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Liffey & Dublin Bay	Mayne SC 011
000208	Rogerstown Estuary	14.94	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Ballough SC 010 Palmerstown SC 010