

Proposed Amendments to Clonburris
Strategic Development Zone
Screening Report for Appropriate
Assessment

July 2025

South Dublin County Council

Proposed Amendments to Clonburris Strategic Development
Zone Planning Scheme

Screening Report for Appropriate Assessment

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1 INTRODUCTION

South Dublin County Council, as the specified Development Agency for Clonburris Strategic Development Zone (SDZ) (Figure 1), designated under Government Order S.I. 604 of 2015, make this application to An Bord Pleanála, to amend the approved Clonburris Planning Scheme 2019 (as amended) under Section 170A (Non-Material) of the Planning and Development Act 2000 (as amended). The proposed non-material amendments relate to the further alignment of the Planning Scheme with National Government policy relating to National Strategic Objectives (compact growth), as well as the rationalisation of existing wordings to provide clarifications and certainty around key deliverables, as currently set out in the scheme.

The function of this Screening Report is to identify the potential for the proposed amendments to result in likely significant effects to European Sites and to provide information so that the South Dublin County Council can determine whether a Natura Impact Report and Appropriate Assessment is required for the amendments to the Clonburris Planning Scheme.

1.1 HABITATS DIRECTIVE ASSESSMENT

Article 6(3) of the Habitats Directive requires an assessment of the potential effects of a land use plan or project on one or more Natura 2000 (N2K) Sites. It is noted that a Habitats Directive Assessment is commonly referred to as an “Appropriate Assessment” (Dodd *et al*, 2007). However “Appropriate Assessment” forms only one stage of the HDA process (all stages making up the assessment process are outlined in detail below). The EU Habitats Directive provides the legislative framework for the protection of habitats and species throughout Europe through the establishment of a network of designated conservation areas known as the N2K network. The N2K network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive. Under the European Communities (Birds and Natural Habitats Regulations 2011, as amended) SACs and SPAs are referred to as European Sites. SACs are designated in areas that support habitats listed on Annex I and/or species listed on Annex II of the Habitats Directive. SPAs are designated in areas that support: 1% or more of the all-Ireland population of bird species listed on Annex I of the EU Birds Directive; 1% or more of the population of a migratory species; and more than 20,000 waterfowl.

Articles 6(1) & (2) of the Habitats Directive set out provisions for the conservation management of European Sites. Articles 6(3) and 6(4) of this Directive set out a series of procedural steps to test whether or not a plan or project is likely to affect a European Sites. Article 6(3) also establishes the requirement for a HDA:

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

Therefore, the objective of this Screening is to identify whether or not land use measures supported by the proposed amendment will have the potential to negatively affect the Conservation Objectives of European Sites. Such a conclusion will be arrived at by examining the implications of future

developments that will be supported by the Planning Scheme and the proposed amendment on each European Site occurring within its zone of influence.

The Screening Report is underpinned by the precautionary principle. Therefore, if the risk of negative impacts to the conservation objectives of a European Site cannot be ruled out it is assumed that the potential for an adverse impact will exist. Where such uncertainties are identified during the assessment, measures will be proposed to avoid or mitigate the risk of adverse impacts occurring.

This Screening Report for Appropriate Assessment has been undertaken with reference to respective 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; Office of the Planning Regulator – OPR Practice Note PN01: Appropriate Assessment Screening for Development Management, and recent European and National case law. The following guidance documents were also of relevance during the preparation of this Screening Report:

- 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 92/42/EEC. European Commission (2021).
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats Directive 92/43/EEC. European commission (2018).

1.2 STAGES OF THE HABITATS DIRECTIVE ASSESSMENT

The European Commission (2001) Guidance has outlined a staged process for the completion of a HDA.

- Stage 1 – Screening: This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the European Site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a European 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 European Site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the European 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 European 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.

2 SCREENING METHODOLOGY

The function of the Screening Assessment is to identify whether the proposed amendment will have a likely significant effect on European Sites. In this context “likely” means any effect that may be reasonably predicted and “significant” means not trivial or inconsequential but an effect that is potentially relevant to the Site’s conservation objectives¹. Any effect, which would compromise the functioning and viability of a Site and interfere with achieving the conservation objectives of the Site would constitute a significant effect.

The nature of the likely interactions between the proposed amendment and the Conservation Objectives of European Sites will depend upon the potential for future land use activities supported by the proposed amendment to interact with European Sites and their associated qualifying features of interest; the sensitivity of European Site qualifying features to potential impacts associated with land use activities facilitated by the proposed amendment; the current conservation status of the European Site qualifying features; and the likely changes that will result from the implementation of the Proposed amendment, in combination with other plans and projects.

The European Commission Guidelines (2001) outline the stages involved in undertaking a Screening assessment of a plan or project that has the potential to have likely significant effects on European Sites. The methodology adopted for the Screening of the Proposed amendment is informed by these guidelines and was undertaken in the following stages:

1. A brief description of the Proposed amendment is provided and determine whether it is necessary for the conservation management of European Sites;
2. Identification of European Sites occurring within the zone of influence of the Proposed amendment;
3. Identification of potential likely significant effects to European Sites; and
4. Identification of other plans or projects that, in combination with the Proposed amendment, have the potential to affect European Sites.

2.1.1 DESKTOP SURVEYS

Information relied upon included the following information sources, which included maps, ecological and water quality data as preliminary insights:

- Ordnance Survey of Ireland mapping and aerial photography available from www.osi.ie ;
- Online data available on European Sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie;
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government <http://www.myplan.ie/en/index.html>;
- Information on water quality in the area available from www.epa.ie;
- Information on catchment management and water quality from <https://www.catchments.ie/>

¹ See English Nature’s Habitat Regulations Guidance Note No. 3, 1999.

- Information on soils, geology and hydrogeology in the area available from www.gsi.ie ;
- Information on the status of EU protected habitats in Ireland (National Parks & Wildlife Service, 2019 Volumes 1-3);
- Natura Impact Report for the South Dublin County Development Plan 2022-2028 and AA Screening Report for the Clonburris Strategic Development Zone 2019.

2.1.2 STATEMENT OF AUTHORITY

Ruth Minogue, BscSci, MA, MCIEEM prepared this AA Screening Report. Ruth has over twenty years in the field of environmental assessment and has been involved in the completion of environmental and ecological impact assessments since 2002. She is a full member of the Chartered Institute of Ecology and Environmental Management, holds a diploma in Field Ecology (UCC), Advanced Diploma in Planning and Environmental Law (Kings Inn) and undertakes ongoing CDP training through approved training providers including CIEEM.

3 BRIEF DESCRIPTION OF THE PROPOSED AMENDMENTS TO THE CLONBURRIS PLANNING SCHEME

3.1 INTRODUCTION

On 15th December 2015, the Government ordered the designation of 280 hectares of land at Balgaddy – Clonburris, as a site for the establishment and extension of the designated area for the Clonburris Strategic Development Zone (SDZ) for the purpose of delivering residential development and associated infrastructure and facilities in tandem. The effect of the 2015 Government Order is to revoke the 2006 Government Order S.I 442 of 2006 that designated 180 hectares of land for the Clonburris SDZ and incorporate the Clonburris Local Area Plan (LAP) lands. The phasing of housing and requisite infrastructure is essential for delivery of services for existing and future residents in the SDZ.

FIGURE 3-1 CLONBURRIS PLANNING SCHEME BOUNDARY AND LOCATION



3.2 MAIN AMENDMENTS PROPOSED TO CLONBURRIS PLANNING SCHEME

Summary of Proposed Non-Material Amendments

The following are the proposed non-material amendments and text inclusions to the Planning Scheme. Full details and descriptions are found in the accompanying report prepared by South Dublin County Council.

1. Implement the Compact Guidelines by removing Minimum Space Standards for Houses
2. Amend and relocate a proposed Pedestrian Bridge over Canal
3. Amend the proposed vehicular bridge over railway to a pedestrian and cycle bridge and amend streets from Link Street to Local Street
4. Remove the requirements for Park Hubs at Gallanstown & Cappagh and add new Park Hub at Canal Park
5. Pedestrian bridge – relocation to Urban centre in conjunction with railway
6. Clarification on the Green Bridge
7. Provide limited flexibility of the urban design parameters to respond to site constraints
8. Amend the EV charging requirements
9. Clarify Catchment Areas
10. Clarification in relation to the 'Roll Over' provision
11. Provide clarity in relation to assessment of domestic extensions
12. Amend the Retail Frontage parameters
13. Potential unit movement from south to north (Cairn)
14. Associated changes/references
15. Allow rooftop telecommunications infrastructure, exempt from SDZ height limits, if sensitively designed, set back, and minimised in height to reduce visual impact.
16. Deletion of North-South Avenue/Links Objective

3.3 PROPOSED AMENDMENTS TO THE CLONBURRIS PLANNING SCHEMES & NATURA CONSERVATION MANAGEMENT

From the description of the proposed amendments outlined in Section 3.0 above it is clear that the proposed amendments are not necessary for the management of any European Site for nature conservation purposes. Therefore, consideration is given to the proposed amendments and whether they have the potential to result in likely significant effects to European Sites and their Conservation Objectives.

4 IDENTIFICATION OF EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE PROPOSED AMENDMENT

4.1 INTRODUCTION

Current guidance informing the approach to screening for Appropriate Assessment defines the zone of influence of a project as the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. It is recommended that this is established on a case-by-case basis using the Source-Pathway-Receptor (SPR) framework.

The SPR framework is relied upon to identify pathways connecting the project to European Sites and is relied upon during this screening exercise, particularly given the fact that no element of the project is located within the boundary of a European Sites and all such sites are located at a distance of over 3km from the project site.

As a first step in identifying the European Sites that could be connected to the project via SPR pathways all European Sites occurring in the zone of influence of the project were identified. The zone of influence is defined as follows:

*“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source Pathway-Receptor framework and not by arbitrary distances (such as 15 km)”.*²

As can be seen in **Figures 4.1** and **Figure 4.2** nine European Sites, comprising six SACs and three SPAs occur within the wider area surrounding the project site. All other European Sites are located at a remote distance from the project site including those at 20km buffer which are presented in the figures overleaf.

The qualifying features of interest/special conservation interests of these European Sites are listed in full in **Table 4.1** below. North Bull Island SPA and the North Dublin Bay SAC are also considered as part of the screening given that they occur at the Liffey estuary and that the Planning Scheme is located within the Liffey catchment.

A summary overview of each of these European Sites is provided in Appendix A.

² Appropriate Assessment Screening for Development Management, OPR, 2021

FIGURE 4-1 SPECIAL AREAS OF CONSERVATION WITHIN 5,10, 15 AND 20KM BUFFER OF CLONBURRIS PLANNING SCHEME

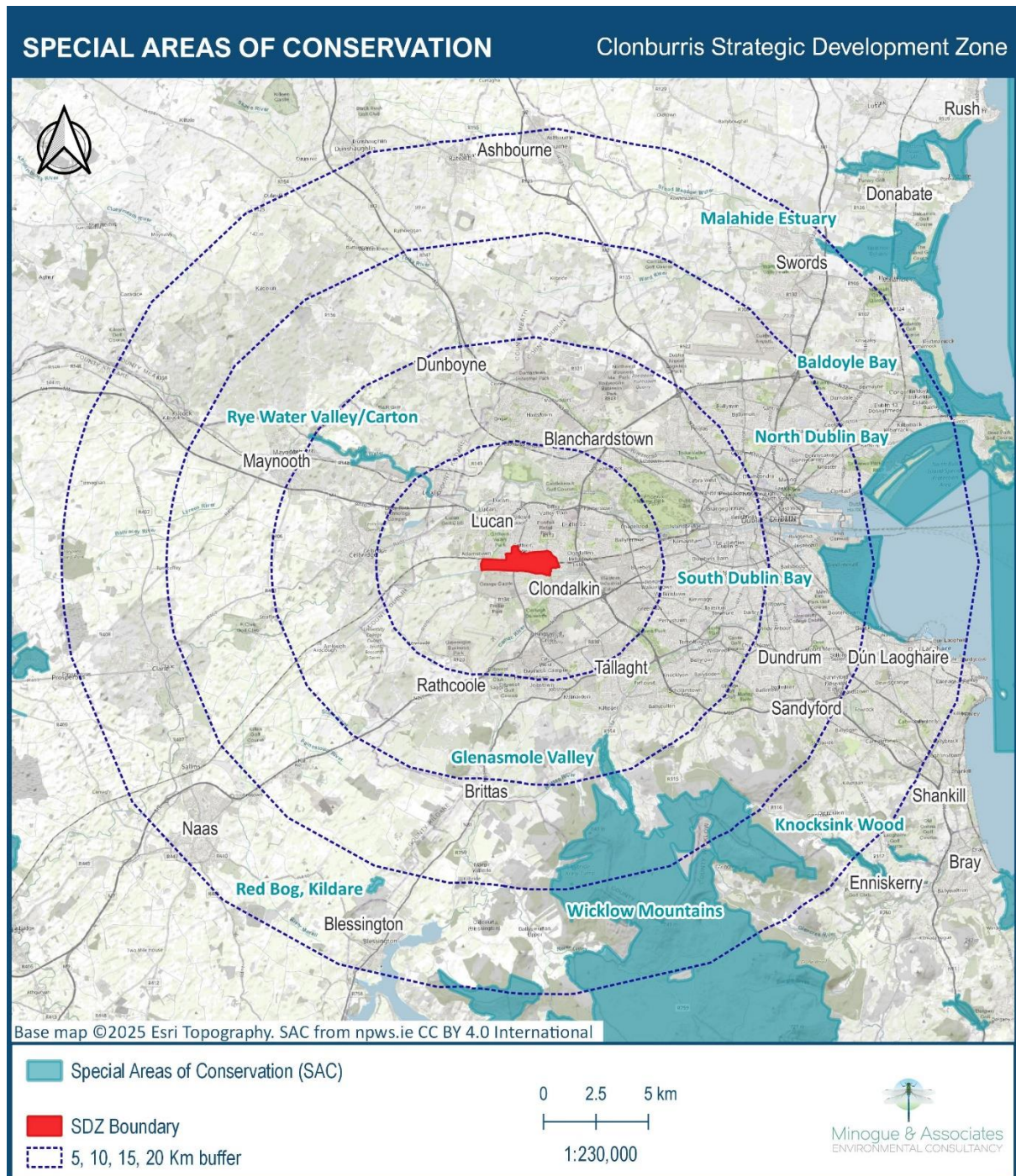


FIGURE 4-2 SPECIAL PROTECTION AREAS WITHIN 5,10, 15 AND 20KM BUFFER OF CLONBURRIS PLANNING SCHEME

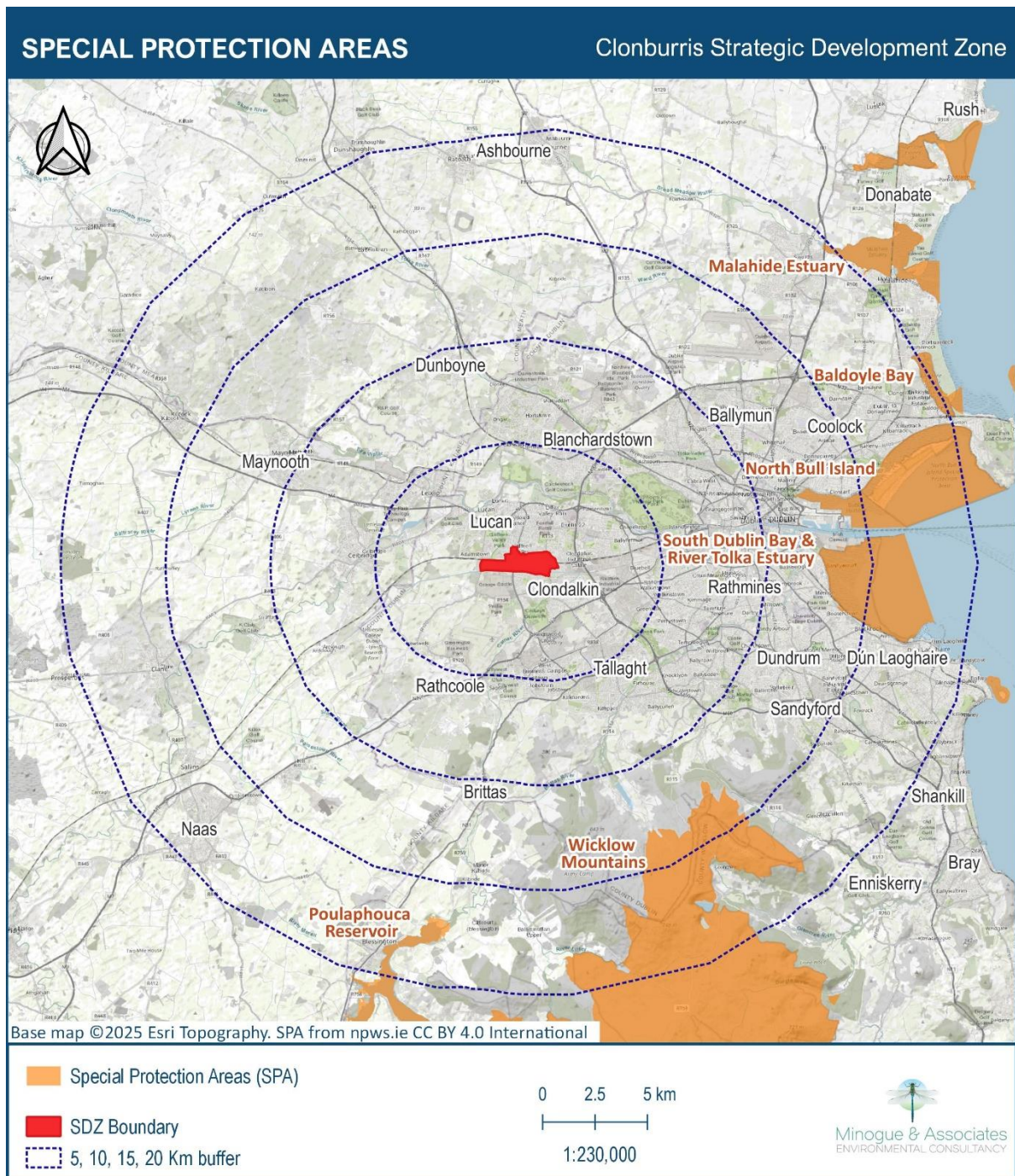


TABLE .4-1: EUROPEAN SITES WITHIN 15KM OF THE PROPOSED AMENDMENT AREA

Site Code	Site Name	Distance (km)	Distance (km)	Qualifying Interests
		Eastern Area Only	Both Areas	
001398	Rye Water Valley/Carton SAC	3.87	1.72	Petrifying springs with tufa formation (Cratoneurion) [7220] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]
001209	Glenasmole Valley SAC	8.06	8.06	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Petrifying springs with tufa formation (Cratoneurion) [7220]
002122	Wicklow Mountains SAC	10.2	10.2	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Lutra lutra (Otter) [1355]

Site Code	Site Name	Distance (km)	Distance (km)	Qualifying Interests
000210	South Dublin Bay SAC	12.38	12.38	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]
000206	North Dublin Bay SAC	14.82	14.82	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] <i>Petalophyllum ralfsii</i> (Petalwort) [1395]
000397	Red Bog, Kildare SAC	15.48	15.48	Transition mires and quaking bogs [7140]
Special Protection Areas				
04024	South Dublin Bay and River Tolka Estuary SPA	11.73	11.73	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]

Site Code	Site Name	Distance (km)	Distance (km)	Qualifying Interests
004040	Wicklow Mountains SPA	12.18	12.18	Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103]
004006	North Bull Island SPA	14.81	14.81	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Turnstone (Arenaria interpres) [A169] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]

4.2 EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE PROPOSED AMENDMENT

The next step of this Screening exercise is to identify which, if any of these sites listed in Table 4.1 above occur within the zone of influence of the SDZ and the proposed amendments. As the nearest European Sites (Rye Water /Carton Valley SAC and South Dublin Bay and River Tolka Estuary SPA) are located approximately 3.87km and 11.73km away respectively, the project will not have the potential to result in direct impacts to European Sites. Thus, this Screening exercise focuses on investigating whether it can or cannot be excluded, on the basis of objective information, that the project will have the potential to result in indirect effects to European Sites beyond the boundaries of their designated conservation areas. The next step of this Screening is to identify which, if any of these European Sites, occur within the zone of influence of the SDZ and the proposed amendments.

A source-pathway-receptor model has been used to establish which European Sites could occur within the zone of influence of potential indirect impacts. Under such a model the project, as described above, represents the source.

Potential impact pathways are restricted to hydrological and aerial pathways as these represent the principal emissions generated by activities at the project site. Any European Sites occurring downstream of, or otherwise linked to the SDZ via hydrological pathways are considered to occur within the zone of influence of the proposed amendments. Other potential emission pathways such as noise, emissions to atmosphere etc. are not considered due to the distance between the SDZ and the nearest European Sites, which is approximately 3km. The potential for qualifying species of surrounding European Sites to interact with the study area is also included as a potential impact pathway.

The receptors represent European Sites and their associated qualifying features of interest.

European Sites and their associated qualifying features are likely to occur in the zone of influence of the project only where the above pathways establish a link between the SDZ lands and European Sites or where the project site is likely to play an important role in supporting populations of mobile species that are listed as special conservation interests/qualifying species for surrounding European Sites. Table 4.2 provides a determination as to whether each European Site within a 15km buffer distance of the project site occur within the sphere of influence of the project. This determination has been undertaken in line with the following assessment questions:

- Is there a hydrological pathway linking the Project site to European Sites and does this pathway have the potential to function as an impact pathway?
- Are qualifying habitats of these European Sites at risk of experiencing impacts as a result of the project?
- Does the project site have the potential to interact with or support Annex II qualifying species/special conservation interest species of these European Sites?

TABLE .4-2: IDENTIFICATION OF EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE PROPOSED AMENDMENT

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
Rye Water Valley SAC Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at³: CO001398.pdf	No. While the SDZ and this SAC are both located within the Liffey Catchment, the SAC is located upstream of the SDZ and given the nature of its qualifying features of interest, which are sedentary species and a groundwater dependent habitat there will be no potential for the proposed amendments to result in any interactions between with these features.	No. No mobile species are listed as qualifying features of interest for this SAC. Two sedentary snail species are listed as qualifying features of interest for this SAC. These species are located upstream in the catchment and there will be no potential for land use activities at the SDZ to interact with these species or the habitats upon which they rely.	No. This SAC is not located within the zone of influence of the proposed amendments. The SAC is outside the Likely Zone of Influence and no further assessment is required
Glenasmole Valley SAC Detailed conservation objectives for this site,	No. This SAC is designated for the presence of the Annex 1 habitats grassland habitats and petrifying spring. The grassland habitats do not rely on lotic processes while the spring relies on soligenous hydrological processes. Furthermore this SAC is located within a separate surface water sub-catchment to the proposed SDZ lands.	No. No Annex 2 species are listed as qualifying features of interest for this SAC.	No. No impact pathways link the SDZ lands to this SAC. The SAC is outside the Likely Zone of Influence and no further assessment is required

³ NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
were reviewed as part of the assessment and are available at ⁴ CO001209.pdf			
Wicklow Mountains SAC Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at⁵	No. This SAC is designated for the presence of the Annex 1 upland peatland and grassland habitats. Furthermore this SAC is located within a separate surface water catchment to the proposed SDZ lands.	No. Otters are the only Annex 2 species listed as qualifying species for this SAC. The SDZ is located in an urban area at a considerable distance from the nearest watercourses associated with this SAC. There are no direct hydrologically connected between the SDZ lands and the	No. This SAC and its qualifying features of interest are not located within the zone of influence of the SDZ lands. The SAC is outside the Likely Zone of Influence and no further assessment is required

⁴ NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage

⁵ NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
Conservation Objectives. rdl			
South Dublin Bay SAC Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at ⁶ Conservation Objectives. rdl	No. 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. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no effective hydrological pathway between the project site and this SAC.	No. No Annex 2 species are listed as qualifying features of interest for this SAC.	There will be no direct impact on the SAC or its QIs as it is located entirely outside of the footprint of the proposed developmental site. Due to the distance of over 13km, the nature and scale of the project, no direct effects on the terrestrial QI features are identified. Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water requires consideration as part of this AASR. Foul water generated by the operation phase of the project will eventually be discharged to the sea at Dublin Bay following treatment at the Ringsend WWTP. The results of the AER monitoring for this WWTP show that effluent from the WWTP does not negatively impact the Southwestern coastal waterbody. Given this result and the adequate capacity available at the WWTP to treat additional loads generated by the Project, all wastewater generated by the project will be adequately treated prior to discharge to Dublin Bay

⁶ NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
			and as such it will not have the potential to adversely affect the water quality of the catchment and surrounding coastal waters. There will be no potential for impacts arising from the foul water discharge to WWTP. Due distance to the European Sites, and absence of impacts arising from foul water discharge from the project there is no potential for impact on water quality at identified European Sites. The SAC is outside the Likely Zone of Influence and no further assessment is required
North Dublin Bay SAC Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at⁷	Yes. This SAC is located downstream of the SDZ and the waters from the Griffeen River drain into the River Liffey downstream of the SDZ lands.	No. This SAC supports a population of the liverwort <i>Petalophyllum ralfsii</i>. This is a sedentary species, reliant on terrestrial dune slack habitats occurring on Bull Island and there is no potential for the Amendment to interact with this species.	The potential hydrological pathways linking the SDZ Lands to this SAC require further examination to establish whether or not they have the potential to function as impact pathways Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water requires consideration as part of this AASR. Foul water generated by the operation phase of the project will eventually be discharged to the sea at Dublin Bay following treatment at the Ringsend WWTP. The results of the AER monitoring for this WWTP show that effluent from the WWTP does not negatively impact the Southwestern coastal waterbody. Given this

⁷ NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
<u>Conservation Objectives.rdl</u>			result and the adequate capacity available at the WWTP to treat additional loads generated by the Project, all wastewater generated by the project will be adequately treated prior to discharge to Dublin Bay and as such it will not have the potential to adversely affect the water quality of the catchment and surrounding coastal waters. There will be no potential for impacts arising from the foul water discharge to WWTP. Due distance to the European Sites, and absence of impacts arising from foul water discharge from the project there is no potential for impact on water quality at identified European Sites. The SAC is outside the Likely Zone of Influence and no further assessment is required
Red Bog Kildare SAC Detailed conservation objectives for this site, were reviewed as part of the assessment	No. While the SDZ and this SAC are both located within the Liffey Catchment, the SAC is located upstream of the SDZ and given the nature of its qualifying features of interest, which is groundwater dependent habitat there will be no potential for the proposed amendments to result in any interactions between with these features.	No. No Annex 2 species are listed as qualifying features of interest for this SAC.	No. This SAC and its qualifying features of interest are not located within the zone of influence of the SDZ lands. The SAC is outside the Likely Zone of Influence and no further assessment is required

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
and are available at⁸ Conservation Objectives. rdl			
Wicklow Mountain SPA Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at⁹	No. This is an upland SPA designated for its role in supporting merlin and Peregrine falcon. There is no hydrological pathway linking the study area to this SAC.	No. The SDZ area does not support habitat for these species.	No. No potential impact pathways link the project site to this SPA.

⁸ NPWS (2019) Conservation Objectives: Red Bog, Kildare SAC 000397. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.

⁹ NPWS (2024) Conservation Objectives: Wicklow Mountains SPA 004040. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
CO004040.pdf			
North Bull Island SPA Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at¹⁰ Conservation Objectives.rdl	Yes. This SPA is located downstream of the SDZ and the waters from Griffeen River all drain into the River Liffey downstream of the SDZ lands.	No. This SPA is designated for its role in supporting a number of wetland bird species. Individuals associated with the SPA populations of these species are very unlikely to rely on the SDZ lands which are comprised of dense urban land use.	Yes. The potential hydrological pathways linking the SDZ Lands to this SPA require further examination to establish whether or not they have the potential to function as impact pathways. Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water requires consideration as part of this AASR. Foul water generated by the operation phase of the project will eventually be discharged to the sea at Dublin Bay following treatment at the Ringsend WWTP. The results of the AER monitoring for this WWTP show that effluent from the WWTP does not negatively impact the Southwestern coastal waterbody. Given this result and the adequate capacity available at the WWTP to treat additional loads generated by the Project, all wastewater generated by the project will be adequately treated prior to discharge to Dublin Bay and as such it will not have the potential to adversely affect the water quality of the catchment and surrounding coastal waters. There will be no potential for impacts arising from the foul water discharge to

¹⁰ NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
			WWTP. Due distance to the European Sites, and absence of impacts arising from foul water discharge from the project there is no potential for impact on water quality at identified European Sites. The SPA is outside the Likely Zone of Influence and no further assessment is required
South Dublin Bay & Tolka Estuary SPA Detailed conservation objectives for this site, were reviewed as part of the assessment and are available at¹¹	No. 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. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no effective hydrological pathway between the project site and this SAC.	No. This SPA is designated for its role in supporting a number of wetland bird species. Individuals associated with the SPA populations of these species are very unlikely to rely on the SDZ lands which comprise primary built land and grassland habitat.	The potential hydrological pathways linking the SDZ Lands to this SPA require further examination to establish whether or not they have the potential to function as impact pathways. Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water requires consideration as part of this AASR. Foul water generated by the operation phase of the project will eventually be discharged to the sea at Dublin Bay following treatment at the Ringsend WWTP. The results of the AER monitoring for this WWTP show that effluent from the WWTP does not negatively impact the Southwestern coastal waterbody. Given this result and the adequate capacity available at the WWTP to treat additional loads generated by the Project, all wastewater generated by the project will be

¹¹ NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

European Sites	Is there a Hydrological Pathway and does it have the potential to function as an Impact Pathway	Do the Project have the potential to interact with Mobile Species within the SDZ lands	Do European Sites occur within the Projects Zone of Influence?
Conservation Objectives.rdl			adequately treated prior to discharge to Dublin Bay and as such it will not have the potential to adversely affect the water quality of the catchment and surrounding coastal waters. There will be no potential for impacts arising from the foul water discharge to WWTP. Due distance to the European Sites, and absence of impacts arising from foul water discharge from the project there is no potential for impact on water quality at identified European Sites A further point of note with respect to this SPA relates to the results of previous hydrodynamic modelling of the Liffey Estuary and Dublin Bay which has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no surface water pathway between the project site and this SPA The SPA is outside the Likely Zone of Influence and no further assessment is required

5 EVALUATION OF THE SDZ & PROPOSED AMENDMENTS TO THE CLONBURRIS PLANNING SCHEME TO RESULT IN LIKELY SIGNIFICANT EFFECTS TO EUROPEAN SITES

5.1 INTRODUCTION

The following Table 5.1 presents the summary of proposed material amendments, for full text please refer to the accompanying proposed material amendments report.

TABLE 5-1 PROPOSED MATERIAL AMENDMENTS AND AA EVALUATION

Amendment Number:	Comment
Amendment Ref No 1: Implement the Compact Guidelines by removing Table 2.1.9 Minimum Space Standards for Houses and adding text.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No 2 Amend and relocate a proposed Pedestrian Bridge over Canal to a smaller scale bridge at 10th Lock and/or 11th Lock and amend the strategic pedestrian cycle route	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.3 a). Amend the proposed vehicular bridge over railway to a pedestrian and cycle bridge and	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts.

Amendment Number:	Comment
b). To the south of the bridge, provide a Strategic Pedestrian and Cycle Route to the pedestrian and cycle bridge. c). To the north of the bridge, remove Link Street from the North Link Street to bridge and provide a Strategic Pedestrian and Cycle Route from North Link Street to the pedestrian and cycle bridge d). Amend bridge types in Table 2.2.2 and remove the reference to the vehicular bridge in the phasing section (Table 4.2).	The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No 4: Remove the requirements for a Park Hub at Cappagh local nodes and relocate the Gallanstown Park Hub to the Canal Park South	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No 5 Amend and relocate a proposed Pedestrian Bridge over Railway to be integrated with the Clonburris – Fonthill Railway Station/ Fonthill road.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and

Amendment Number:	Comment
	species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment No 6:Green Bridge In order to give clarity on the timing of the green bridge provision in relation to the phasing of construction of residential units and flexibility around design and provision of a green bridge across the railway.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.7 Provide additional flexibility of the urban design parameters to respond to the existing strategic gas lines, pNHA setback and the existing ESB substation in the SDZ.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.8 Car parking management – clarify layout, EV spaces, and future-proofing	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts.

Amendment Number:	Comment
	The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.9 Mobility Management Plans	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.10 Home Zones – define design standards distinct from local streets	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.

Amendment Number:	Comment
Amendment Ref No.11 Active Frontages – promote pedestrian-friendly building edges and passive surveillance	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.12 Amend the EV charging requirements to County Development Plan standards	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.13 Amend the Catchment Areas in Section 4.4 by removing the Canal Extension development area from Clonburris catchment	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction

Amendment Number:	Comment
	and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.14 Amend 4.7 of the Planning Scheme to clarify that the 250 units in the 'Roll Over' provision can be occupied.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No.15 Provide clarity to housing extensions	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref no.16 Amend the Retail Frontage parameters	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme.

Amendment Number:	Comment
	It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No. 17 Potential unit movement from south to north (Cairn)	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No. 18 Changes of text to update the overall document, fix any spelling errors and ensure cross referencing is correct.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a

Amendment Number:	Comment
	European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No. 19 Allow rooftop telecommunications infrastructure, exempt from SDZ height limits, if sensitively designed, set back, and minimised in height to reduce visual impact.	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.
Amendment Ref No. 20 Deletion of North-South Avenue/Links Objective	The amendment will not introduce any additional sources of environmental impact not already considered under the existing AA Screening prepared for the Clonburris Planning Scheme. It will not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, including, inter alia, landtake, resource requirements, emissions, or construction, operational impacts. The amendment does not provide any additional sources of potential environmental impacts that have not been already evaluated in the AA SR for the Clonburris Planning Scheme, that could give rise to the following effects on a European Site – reduction of habitat area, degradation or fragmentation of habitat, species disturbance, reduction and density, changes in ecological functions that are essential for ecological requirements of both habitats and species such as water quality, interference with the key relationships that define the structure and function of these sites. This proposed amendment will not result in likely significant impacts on any European site.

The proposed amendments do not constitute a change in the overall objectives of the Planning Scheme in line with Section 170A, subsection 3(b)(i) of the Planning and Development Act 2000 (amended). One of the guiding principles the Planning Scheme is based on is the adoption of a holistic approach *“The strategic site of the Clonburris SDZ can become an exemplar and distinctive new community into the future, centred on the provision of a choice of high quality homes and access to a range of local services and amenities, together with the delivery of reliable public transport options. Open spaces and parks will be an important feature of this sustainable community”*.

Section 1.3 (*‘Overarching Principles of the Planning Scheme’*) of the 2019 Planning Scheme details the guiding principles of planning and design in which Clonburris is based on and to which all planning applications are subject to comply with. The key themes of the Planning Scheme relate to urban design, land use, housing, transportation, ecology and landscape, conservation, energy efficiency and phase delivery, within which core objectives are provided for.

The *2019 Planning Scheme* is consistent with current guidance, strategies and policies at a national level and regional level and with the new County Development Plan’s Core Strategy. This approach ensures that the Planning Scheme takes cognisance of higher-level plans at national and regional level and with the local planning context. The overarching theme of national policy is the consolidation and sustainable use of land in urban areas, particularly areas well served by public transport (NSO1 and NSO2). Urban consolidation is key to the achievement of sustainable development, economic competitiveness, community well-being, environmental protection and also to secure full economic value from investment in public infrastructure. The proposed amendments would not compromise these policies and objectives, but further aid and enhance them around the Clonburris district centres and rail station.

In accordance with Section 170A, subsection 3(b) (ii) of the Planning and Development Act 2000(amended), the proposed amendments would not relate to already developed land in the Planning Scheme.

All of the Development Areas within the Clonburris SDZ amount to c. 258.40 Ha (excluding the c. 22.6 Ha of existing strategic corridors). To date, approximately 23.07 hectares of the SDZ lands have been developed or are under construction. There are approximately 235.33 hectares (net development area) yet to be developed. As the Clonburris SDZ is in the early stages of buildout, the proposed amendments do not relate to any already developed land within the planning scheme.

In accordance with Section 170A, subsection 3(b) (iii) of the Planning and Development Act 2000 (amended), the proposed amendments would not significantly increase or decrease the overall floor area or density of proposed development in the Planning Scheme.

The proposed amendment would not impact the current overall min – max unit or density ranges within the overall scheme. These would remain as is and unchanged.

The proposed amendments would continue to be consistent with national policy and would not compromise the overall integrity or specific figures stated with the SDZ, and thus allowing for the delivery of large-scale quality residential development at this strategic location in west Dublin.

In accordance with Section 170A, subsection 3(b) (iv) of the Planning and Development Act 2000 (amended), the proposed amendments would not adversely affect or diminish the amenity of the area that is the subject of the proposed amendment.

The proposed amendments, by their nature relating only to additional flexibility within the scheme, would not have an adverse effect or diminish the amenity of the area or residents. The master-plan layout of Clonburris SDZ is based on a traditional town layout incorporating a loose grid of connected through streets, on-street car parking and buildings close to the back of the footpath, as well as contemporary architecture and good quality urban design. This would not be impacted. The proposed amendments allow for flexibility within housing and infrastructure delivery to be provided but would not ultimately compromise the block or street structure, which forms the basis for the SDZ layout. Furthermore, the proposed amendments would not compromise the delivery of any planned amenities within the SDZ lands but aid the continued delivery of housing in an appropriate and monitored manner. The layout, location and quantum of parks, open spaces, and other social infrastructure to be provided within the SDZ would remain unchanged.

The Clonburris SDZ Planning Scheme, with the proposed amendments, will continue to embrace the delivery of appropriate densities, diversity, mix of uses, building types, physical and social infrastructure, and high-quality public spaces. It will continue to prioritise walking and cycling permeability links and public transport as the preferred mode of travel, leading to an improved quality of life. It will continue to allow for a vibrant and sufficiently densely populated urban environment in appropriate locations, with mixed use neighbourhoods, benefiting existing and future residents, and continue to align with National and Regional Policies. The overall integrity and amenity of the SDZ lands will remain intact and will not be compromised or diminished through the implementation of the proposed non-material amendments.

The presence of the hydrological pathway connecting the SDZ to the four European Sites at Dublin Bay and the potential for this pathway to function as a conduit of negative hydrological emissions from the SDZ during the construction and operation of infrastructure is the reason why these sites were identified as occurring within the zone of influence of the SDZ. Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water required consideration as part of this AASR and are described in the preceding Table 4.2.

It is noted that the Screening for Appropriate Assessment, completed by South Dublin County Council, for the previous amendments to the Clonburris SDZ also identified these European Sites as occurring within the zone of influence of the SDZ. The previous Screening for Appropriate Assessment also noted that these three European Sites rely on water quality for the maintenance of their conservation objectives. With regard to this it is noted that of the habitats supported by these three European Site and the habitats upon which special conservation interest bird species of the two SPAs rely, it is the intertidal mudflats, estuaries and saltmarsh habitats that are influenced by water quality. However, a number of research studies have shown that the water quality of the River Liffey discharging to the Liffey estuary and Dublin Bay does not influence the status of water quality within the estuary and the bay area (see O'Higgins & Wilson, 2005; and Wilson and Jackson, 2011). As such this research indicates that the River Liffey freshwater inputs to the bay area do not influence the status of the qualifying wetland habitats within these European Sites.

Furthermore it is also noted that the volumes of surface water draining developable areas within the SDZ will represent a miniscule fraction of the volumes discharging to the River Liffey and on to the Liffey estuary and it is therefore expected that any polluted surface water runoff generated during infrastructure development within the SDZ will be adequately diluted and attenuated within the Liffey catchment. It is also noted that contaminants discharging from the Liffey estuary to Dublin Bay are known to further dilute and decay with the saline waters of the bay such that the freshwater inputs from the Liffey estuary do not influence the water quality status of the bay. This is also evident in the

current intermediate water quality of the Liffey estuary and the good water quality of Dublin Bay downstream as assigned under current Water Framework Directive monitoring¹².

Given the above assessment it is considered that the amendments to the SDZ will not have the potential to result in negative impacts to water quality at Dublin Bay and will not have the potential to negatively affect the status of coastal estuarine wetland habitats such as mudflats and saltmarshes occurring within the Dublin Bay European Sites.

5.2 IN-COMBINATION EFFECTS

It is possible that the construction phase of projects within the SDZ will overlap with other development projects within the area such as the development lands within the Clonburris SDZ and the other plans and programmes.

The Clonburris Planning Scheme was subject to Appropriate Assessment and the Appropriate Assessment concluded that the plan did not have the potential to combine with other plans or projects to result in likely significant effects to European Site. Given that developments arising from the proposed amendments will require to demonstrate consistency and compliance with the provisions of the Clonburris Planning Scheme which has been subject to Appropriate Assessment, , no in combination effects with the Clonburris Planning Scheme are identified.

The South Dublin County Development Plan 2022-2028 has been subject to full Strategic Environmental Assessment and Stage2 Appropriate Assessment and a finding of no significant cumulative effects is identified for this plan.

The principal plans that are related to the proposed amendments to the Clonburris Planning Scheme are listed below and evaluated in Table 5.1 overleaf.

- Project Ireland 2040 - National Planning Framework, First Revision 2025
- Climate Action Plan 2025
- Project Ireland 2040 - National Investment Framework for Transport in Ireland (NIFTI)
- Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019 - 2031
- South Dublin County Development Plan 2022-2028
- South Dublin County Council Climate Action Plan 2024-2029
- National Transport Authority - Greater Dublin Area Transport Strategy 2022-2042
- Dublin Metropolitan Area Strategic Plan (MASP)

The proposed amendments are consistent with the above plans generally. The proposed amendments as shown in Table 5.1 do not have potential to introduce new or additional sources of environmental impacts that can result in effects on European Sites, beyond those already considered through the SEA and AA of the existing Clonburris Planning Scheme. Therefore, the proposed amendments do not have the potential to give rise to in combination likely significant effects on European Sites that may occur due to the implementation of the above plans or projects.

¹² Source: EPA 2018-2020 WFD monitoring. Accessed 01/07/25 [EPA Maps](#)

6 SCREENING CONCLUSION

During the preparation of this Screening Report for Appropriate Assessment of the proposed amendment to the SDZ it was found that eight European Sites occur within the wider area surrounding the SDZ lands. The nearest European Site the Rye Water Valley SAC to the SDZ lands is located approximately 2km to the northwest. Of these European Sites three have been identified as occurring within the zone of influence of the project by virtue of the presence of a hydrological pathway linking the project site to these European Sites.

South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA were the four European sites which were analysed in more detail in the screening process. The potential for the hydrological pathway, that links the project to these European Sites, to function as an impact pathway was considered as part of this Screening for Appropriate Assessment. This evaluation has been prepared in the absence of any consideration of measures that will be implemented to control and manage surface water generated at future project sites within the SDZ lands during the construction and operation phases.

This Screening Report for Appropriate Assessment has found that development within the SDZ lands will not present a risk of negatively affecting water quality at Dublin Bay in the vicinity of the three European Site and will not have the potential to influence the status of wetland qualifying habitats of the SAC and the wetland habitats of the SPA upon which special conservation interest bird species rely.

In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by South Dublin County Council that the proposed amendment to the SDZ is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

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