



South Dublin County Council

Development Plan
2016 – 2022

Appendix 2:

Proposed Variation No.4
Appropriate Assessment (SEA)
Screening Report

South Dublin County Development Plan 2016-2022

Variation No. 4 – Alignment with the Regional Spatial Economic Strategy (RSES)

Statement in support of Screening for Appropriate Assessment

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This report has been prepared by Doherty Environmental Consultants 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.

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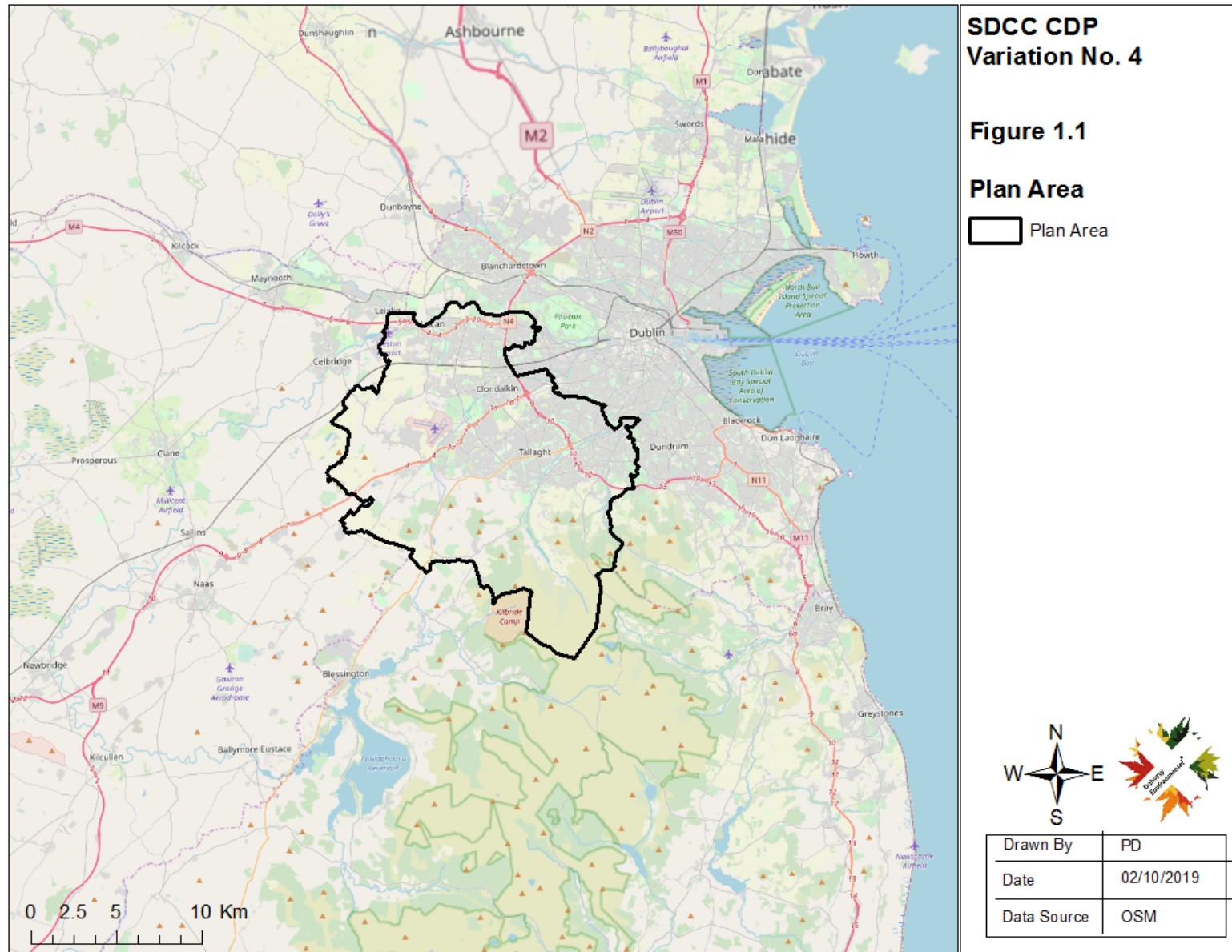
1.0 INTRODUCTION

South Dublin County Council intends to initiate the procedures for making a Variation to the County Development Plan under Section 13 of the Planning and Development Act 2000 (as amended). This variation will be Variation No. 4 to the South Dublin County Development 2016 – 2022. Doherty Environmental Consultants Ltd. have been appointed by South Dublin County Council to prepare a Screening Report for Appropriate Assessment for the proposed Variation. The lands covered by the Variation encompass all of South Dublin County Council and are shown in Figure 1.1. below.

The function of this Screening Exercise is to identify the potential for the proposed Variation No. 4 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 Variation.

1.1 HABITATS DIRECTIVE ASSESSMENT (HDA)

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 Variation will have the potential to adversely affect the Conservation Objectives of European Sites. Such a conclusion will be arrived at by assessing the implications of future land use activities that will be supported by the proposed Variation on each European Site occurring within its zone of influence.

The HDA 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 a likely significant effect will exist.

The Screening was undertaken with reference to the following guidance documents on Habitats Directive Assessments:

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009). DEHLG.
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2000). (To be referred to as MN 2000).
- 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. European Commission (2001).

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.

The remainder of this document sets out the Methodology and Results of the Screening exercise. It is structured as follows:

Section 2: Habitats Directive Assessment Methodology;

Section 3: Summary Description of the proposed Variation No. 4;

Section 4: Identifies the European Sites within the zone of influence of the Variation;

Section 4: Identifies the Likely Significant Effects of the Variation to European Sites occurring within its zone of influence; and

Section 5: Provides a Screening conclusion.

2.0 SCREENING METHODOLOGY

The function of the Screening Assessment is to identify whether the proposed Variation 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 Variation and the Conservation Objectives of European Sites will depend upon the potential for future land use activities supported by the proposed Variation 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 Variation; the current conservation status of the European Site qualifying features; and the likely changes that will result from the implementation of the proposed Variation, 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 Variation is informed by these guidelines and was undertaken in the following stages:

1. A brief description of the proposed Variation 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 Variation;

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

3. Identification of elements of the proposed Variation with potential to give rise to likely significant effects to European Sites; and
4. Identification of other plans or projects that, in combination with the proposed Variation, have the potential to affect European Sites.

3.0 BRIEF DESCRIPTION OF THE PROPOSED VARIATION

South Dublin County Council (SDCC) has prepared a Variation to the County Development Plan under Section 13 of the Planning and Development Act 2000 (as amended). The proposed variation provides for the following:

Proposed Variation No. 4 to the Development Plan seeks to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland's cities as a top priority.

Therefore the proposed Variation No. 4 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement.

Background

Project Ireland 2040; National Planning Framework ('NPF') was published on the 16th of February 2018, and sets out a course for planning and development in Ireland. The NPF was adopted on the 29th of May 2018 and was further supported by the publication of the Implementation Roadmap for the National Planning Framework ('Roadmap') which was published on the 3rd of July 2018. This document confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (NSS) and advised that the NPF is of direct relevance to the preparation of Regional Spatial and Economic Strategies (RSES) (adopted the 3rd of May 2019) and County Development Plans.

The Roadmap highlights that one of the key reasons the Government has put the NPF in place is to shape and coordinate planning, economic and spatial development and infrastructure investment at national, regional and local levels, through RSESs, prepared by the three Regional Assemblies, and City and County Development Plans and Local Area Plans.

Additional legislative provisions have been made under Section 11(1) of the Planning and Development (Amendment) Act 2018 which included provisions for the initiation of review of City/County Development Plans to be:

- I. Deferred on a once-off basis, where due to commence prior to or within a period of 3 months after the initial making of the relevant RSES, until not later than a period of 3 months after the relevant RSES has been made;
- II. Temporarily suspended, where commenced and ongoing and where a draft plan has not been submitted to the members of the Planning Authority under Section 11(5)(a) of the Act, prior to the initial making of the relevant RSES in each case, until not later than a period of 3 months after the relevant RSES has been made; and
- III. Rendered consistent with the RSES, either through (a) a variation of the Development Plan or (b) if considered more appropriate, a full review, to commence within a maximum period of 6 months after the making of the relevant RSES.

Option iii. is of relevance to South Dublin County Council (SDCC), as the current Development Plan was only adopted in May 2016 and a deferral or suspension has not occurred. Therefore, following a detailed analysis of the RSES and the Development Plan, it is considered that a variation is required.

Further to the making of the RSES for the Eastern and Midland Regional Assembly (EMRA) area on 28th June 2019, the twelve planning authorities within the Region are now required to restart, review of or vary their City or County Development Plans. This will enable the process of alignment of national, regional and local policy objectives, to commence within a period of either 13 or 26 weeks, as appropriate.

A review and detailed analysis of the Core Strategy has been carried out and South Dublin County Council (SDCC) is satisfied that the Core Strategy aligns with the RSES population targets. Legislation requires the County Development Plan to be consistent with the population targets set out in the NPF and RSES.

Therefore the Proposed Variation No. 4 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement.

Summary of Variation Text

A summary of the changes in particular to the objectives/policies is presented below. Please see the accompanying Variation Report for a full presentation of these changes. Additional /new text is in green font, text for removal in red and strikethrough font.

Section 1.5.0 Housing Requirements In South Dublin County

Section 1.5.1 Alignment with RSES ~~RPGs~~ and CSO Population Targets

The Regional Spatial and Economic Strategy (RSES) translates the national and regional population targets set by the National Planning Framework (NPF) Implementation Roadmap to county level. The approach in the core strategies is to realise these population targets which will be informed by the transitional population projections methodology set out in the NPF Roadmap, and a robust evidence based analysis of demand, past delivery and potential.

SDCC	CENSUS 2016	2026 Range		2031 Range	
		Low	High	Low	High
Dublin NPF Road Map	1,347,500	1,489,000	1,517,500	1,549,500	1,590,000
RSES SDCC Pop Allocation	279,000	308,000	314,000	320,500	329,000
Source: NPF/RSES and CSO Census					

Table 1.2: NPF/RSES Population Targets for the Dublin Region and SDCC

Table 1.2 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for South Dublin County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The SDCC County Development Plan 2016-2022 (CDP) population forecast (Table 1.10) for 2022 of 310,851 persons falls within the population projections, between the low and high 2026 range set out in the NPF and the RSES.

Table 1.3 below provides the actual 2016 South Dublin County household size alongside the declining household size set out in the NPF to 2040.

Table 1.3: Household Size

YEAR	2016	2019	2022	2026	2031	2040
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SDCC Projected House Hold Size	2.94 ²	2.89	2.83	2.75	2.66	2.5
Source: NPF						

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01. persons per year over the 24-year period up to 2040. The population of the County in 2016 stood at 278,767 persons with a housing stock of 98,387 units.

The 2026 high range population target of 314,000 persons provides for a population growth per annum of 3,523.3 persons per year³. Extrapolating this figure to the year 2022 provides for a population projection of 299,907 persons⁴. Dividing this figure by the forecast average household size of 2.83 (in 2022) provides for an overall housing unit requirement of 105,974 units or a growth of 7,587 units over the 6-year life of the CDP.

To date (Sept 2019), the Housing Task Force Returns indicate that SDCC have delivered 2,804 units since the adoption of the plan, therefore there is sufficient capacity for further growth over the remaining lifecycle of the plan period.

In regard to ‘Housing Delivery’ the CDP identifies a number of key development/regeneration lands with the potential to deliver a significant level of housing within the longer-term horizon. Such lands include REGEN (Regeneration) zoned lands within the Core Strategy which have an allocated potential of c. 4,690 units at the Naas Road (as adopted through Variation No. 3 on the 7th May 2019) and at Cookstown in Tallaght, together with the potential for c. 11,000 units within the Clonburris Strategic Development Zone (SDZ). The development of such lands generally takes time with a number of factors influencing the delivery of same, including site assembly and provision of required infrastructure. Therefore, the provisions set out in the CDP are realistic and provide sufficient scope to accommodate future development over a two plan period.

If, in the event that the delivery of housing significantly increases beyond the current year on year growth rates⁵ within the lifetime of the plan, the RSES high range allocation for the year 2026 of 314,000 persons provides sufficient scope for additional growth without impacting on the overall growth projection for the South Dublin County.

1.6.0 Housing Land Capacity

² 98387 units – (vacant units 3,495) = 94,892. 2016 pop 278,767/94,892units = 2.94

³ 314,000 – 278,767 = 35,233/10 = 3,523.3ppl per year

⁴ 278,767 + 21,139.8 (+6 years) = 299,906.8

⁵ The CDP in 2016 identified sufficient lands to cater for a population of c. 310,000ppl. The NPF/RSES high range allocation provides for 2026 of 314,000ppl provides for a surplus of 4,000ppl or 1,454units. Applying the forecast average household size of 2.75 in 2026 equates to an additional 15,795 units or an annual average unit delivery of c.1580 units).

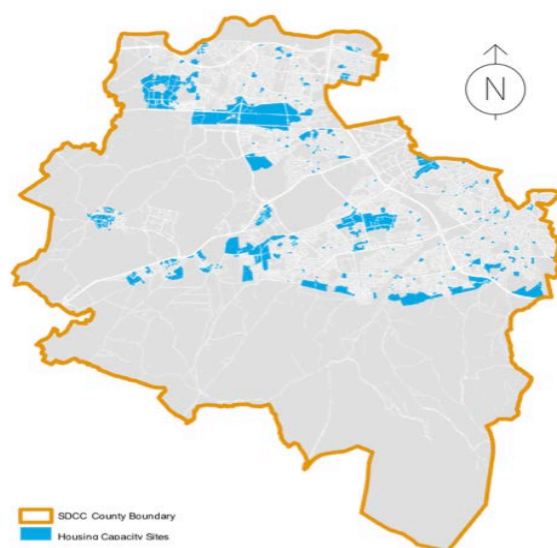
Following a detailed analysis of the Core Strategy with respect to the population projections laid out in Appendix B of the RSES, it is noted that the Core Strategy aligns with the RSES population growth targets. Therefore, there is no impact to the Housing Land Capacity as a result of the implementation of the RSES.

1.6.3 ~~1.6.4~~ Housing Capacity Summary

~~In January 2015, the remaining housing capacity of the 2010-2016 South Dublin County Development Plan was 34,294 units. The RPG housing allocations for South Dublin would require 39,649 additional housing units from January 2015 to the end of 2022. This results in a capacity shortfall of 5,355 housing units. Capacity has been identified for a further 5,849 units, through sustainable intensification; development on brownfield sites; on a number of smaller infill sites and on Local Area Plan and SDZ areas. The zoning objective of a number of sites has been amended to support development, should economic, market and demographic factors warrant this level of output. Most significantly, a new Regeneration zoning objective 'REGEN' has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.~~

Map 1.3 below illustrates lands within the County capable of accommodating residential development. Such lands comprise of infill or new residential sites, lands designated as a 'Strategic Development Zone' or identified 'Regeneration Lands'. The designated SDZ lands comprise of Adamstown and Clonburris located to the north west of the County. The SDZs present a shared outlook for the future residential, social, economic and environmental development of these areas in order to create a sustainable community. Lands identified 'REGEN' for regeneration purposes comprise of brownfield lands at Cookstown/Broomhill and along the Naas road which are capable of supporting and facilitating the regeneration of under-utilised lands proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.

Map 1.3 Capacity Sites



0 1 2 3 4 5 Kilometers
Note: Graphic is indicative only. Please refer to Development Plan Maps for Land Use Zoning Objectives.

CORE STRATEGY (CS) Policy 1 Consolidation Areas within the Metropolitan Area Gateway
It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder.
CS1 Objective 1: To promote and support high quality infill development.
CS1 Objective 2: To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development).
CS1 Objective 3: To promote and support the development of undeveloped zoned lands and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended).
CORE STRATEGY (CS) Policy 4 Small Towns and Villages
It is the policy of the Council to support the sustainable long term growth of Small Towns and Villages based on local demand and the ability of local services to cater for growth.
CS4 Objective 1: To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.
CS4 Objective 2: To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

1.8.0 Phasing, Prioritisation And Infrastructure Delivery

The National Planning Framework (NPF) sets out a tiered approach for zoning lands. The following National Policy Objectives are of importance:

National Policy Objective 72a: *'Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan'.*

National Policy Objective 72b: *'When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages'.*

National Policy Objective 72c: *'When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development'.*

Moreover, the NPF specifically discusses the prioritising of development lands and states that 'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity

to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development'.⁶

In addition to the NPF, ministerial guidelines on Urban and Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.

Therefore, all land subject to future zoning shall undergo an Infrastructure Assessment and deliverability of same, in line with the NPF's NPO's 72a-72c and the requirement for the prioritisation of development land.

In line with the NPF and RSES, Map 1.3 outlines the sites that have been identified as having development potential during the plan period. In terms of phasing, planning prioritisation and infrastructure delivery it is advised that:

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the Metropolitan Area Gateway. Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the lifetime of this Plan.
- 4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration

⁶ (2018) Department of Housing, Planning and Local Government, *Project Ireland 2040: National Planning Framework*, pg 137, Government Publications: Dublin.

strategy. ~~It is envisaged that not more than 50% of these areas will come forward for housing during the period 2016-2022.~~

- 5) The ~~self-sustaining growth towns~~ ~~emerging settlement~~ of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 6) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long term demand.

All residential and mixed-use zoned lands have access to the strategic road, water and drainage networks and utilities.

The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas, in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy. ~~The council supports the DHPLG Water Services Guidelines for local authorities. In addition, the council will liaise with external agencies such as Irish Water for the zoning of land for the CDP and preparation of LAP'S in accordance with Appendix 3 of the NPF to determine the nature and capacity of the infrastructure available or required.~~

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport, the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

Section 2.1.0 Traveller Accommodation

HOUSING (H) Policy 5 Traveller Accommodation

It is the policy of the Council to implement the South Dublin County Council Traveller Accommodation Programme 2014 – 2018 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

H5 Objective 1:

To implement the South Dublin County Council Traveller Accommodation Programme 2014-2018 (and any superseding programme ~~shall be for a period of 5 years~~).

H5 Objective 2:

To ensure that Traveller Accommodation is located in proximity to services, including public transport.

H5 Objective 3:

To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.

H5 Objective 4:

To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.

H5 Objective 5:

To ensure that every halting site has basic amenities such as water and ESB and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.

Section 3.11.0 Third Level Education Facilities

COMMUNITY INFRASTRUCTURE (C) Policy 10 – Third and Fourth Level Education Facilities

It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.

C10 Objective 1:

To facilitate and support the development of existing third level education centres and provide for new third and higher-level facilities, including the development of competences in innovation and outreach services.

C10 Objective 2:

To promote and assist the development of Tallaght as a centre for education and employment.

C10 Objective 3:

Promote the clustering of education related services and facilities proximate to existing third-level facilities.

C10 Objective 4:

To facilitate the provision of links between IT Tallaght and Tallaght Village, employment areas, and existing community and cultural facilities in the area to serve students of the ITT campus.

C10 Objective 5:

To Support community and adult education providers who are already providing formal and nonformal education to targeted disadvantage groups and who have already identified the barriers to participation in lifelong learning such as childcare, transport and rural isolation to increase participation rates and support progression into further education and employment.

4.2.0 Strategic Policy For Employment

It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- To strengthen existing employment centres;
- To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;
- To support high-value jobs as companies seek to move up the value chain and undertake higher value-added activities in Ireland.
- To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.

- To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;
- To provide for a range of business accommodation types, including units suitable for small business.
- **To support Smart City initiatives such as Smart Dublin and the All Ireland Smart Cities Forum**

Section 5.3.0 Additional Retail Floorspace

RETAIL (R) Policy 1 Overarching
It is the policy of the Council to seek to ensure adequate retail provision at suitable locations in the County and to protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008-2016. Given the changing economic circumstances since the adoption of the Retail Strategy for the Greater Dublin Area a cautionary approach will be adopted in relation to future quantitative retail floor space requirements.
R1 Objective 1: To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012), the Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008) and the Regional Spatial Economic Strategy (RSES) Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (2010) in defining the role of retail centres and in determining planning applications for retail development.
R1 Objective 2: To update the Retail Strategy for South Dublin County within the lifetime of this Plan following the completion of the reviews of the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Retail Strategy for the Greater Dublin Area 2008 – 2016 and include for analysis of footfall, vacancy and expenditure.
R1 Objective 3: To support new retail provision in the County to meet the needs of the County's population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.
R1 Objective 4: To support the viability and vitality of the existing retail centres in the County, in particular town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.
R1 Objective 5: To assess and monitor the vitality and viability of town, major retail, district and village centres.
R1 Objective 6: To facilitate and provide for, the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace.
R1 Objective 7: To support, subject to identified need, the development of smaller and medium sized supermarkets in preference to superstore and hypermarket outlets, development of which should be generally limited.
R1 Objective 8: To review and monitor retail trends that influence the performance of the sector within South Dublin and to encourage and facilitate innovation in the County's retail offer and attraction.

R1 Objective 9:

To encourage and facilitate the provision of local convenience shops (Shop – Local) in existing residential areas where there is a deficiency of retail provision in the catchment, subject to protecting residential amenity.

Section 6.2.1 Park and Ride Facilities

Park and Ride facilities provide for car parking in close proximity to a major public transport route, allowing commuters to park their car and undertake the remainder of their journey by public transport. A number of major park and ride facilities are located in the County and further sites have been identified (see Table 6.3). The Planning Authority will consult with the NTA and other stakeholders to secure their implementation, as appropriate.

Table 6.3 Park and Ride locations within the County

Locations	Status
Adamstown Station (Dublin-Kildare Railway)	Temporary facility operating with a permanent facility to be completed as part of the District Centre development (as identified within the Adamstown SDZ Planning Scheme).
Cheeverstown Station (Luas Red Line)	Complete.
Clondalkin Village	Availability of a site for the provision of a multi-storey carpark to be investigated.
Firhouse/Knocklyon (Clongriffin to Tallaght Swiftway)	Potential for a site to be investigated along the finalised route of the Clongriffin to Tallaght Swiftway project.
Fonthill Station (Dublin-Kildare Railway)	Complete.
Kishogue Station (Dublin-Kildare Railway)	Location to be determined in conjunction with the preparation of an Approved Area Plan.
Lucan (N4 bus corridor)	Availability of a site for the provision of a carpark to be investigated.
Red Cow Station (Luas Red Line)	Complete.
Tallaght Cross West (Luas Red Line)	Complete.
Naas Road (Luas Red Line)	Location to be determined.
Liffey Valley (Luas Red Line)	Location to be determined.

Section 7.1.0 Water Supply & Wastewater

INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 1 Water & Wastewater
<p>It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.</p>
<p>IE1 Objective 1: To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County.</p>
<p>IE1 Objective 2: To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region.</p>
<p>IE1 Objective 3: To support Irish Water in delivering key water service projects. Key Projects to be progressed in South Dublin County include: Completion of the Saggart to Leixlip Watermain Scheme to provide resilience and flexibility of water supply in the County. Upgrade of the 9B Foul Sewer to increase drainage capacity in the north of the County. Upgrade of the Dodder Valley Sewerage Scheme to increase drainage capacity in the south of the County. Construction of a Saggart/Rathcoole/Newcastle Sewerage Scheme to increase drainage capacity in the west of the County.</p>
<p>IE1 Objective 4: To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) to include the upgrade of Ringsend Sewerage Treatment Works and the construction of a new treatment plant at Clonsaugh and all associated works to increase drainage capacity throughout the Dublin Region.</p>
<p>IE1 Objective 5: To promote and support the implementation of the Irish Water, Water Supply Project to increase water supply capacity throughout the Dublin Region.</p>
<p>IE1 Objective 6: To protect the natural resources of the County which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors.</p>
<p>IE1 Objective 7: To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.</p>
<p>IE1 Objective 8: To work in conjunction with the relevant authorities to seek to provide a new public drainage system to serve houses at Old Lucan Road (between Hermitage Clinic and The King's Hospital).</p>
<p>IE1 Objective 9: To liaise with the relevant stakeholders, to ensure the implementation of BS8515-2009 rain & grey water harvesting, subject to class of use (SI 600 2001) and the economic viability for the end user.</p>

IE1 Objective 10:

To promote water conservation and best practice water conservation practices in all developments, including rainwater harvesting, grey water recycling and supporting the implementation of BS8515: 2009 Rainwater harvesting systems – Code of practice.

E1 Objective 11:

To support the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of Masterplans/LAPs/ SDZ Planning Schemes.

E1 Objective 12:

To support the provision of additional strategic covered storage areas for treated drinking water in the County to provide resilience and flexibility in the drinking water supply in the Greater Dublin Area.

E1 Objective 13:

To support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside.

Section 10.1.0 Energy Planning in South Dublin County

ENERGY (E) Policy 12 Service Providers and Energy Facilities

It is the policy of the Council to support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.

3.1.1 Changes to the South Dublin CDP 2016-2022

These changes, will form a Variation to the existing South Dublin County Development Plan 2016-2022 (the Development Plan). This plan came into effect in June 2016 and established the framework for the development over a six year period for the County. The Development was subject to Strategic Environmental Assessment and Habitats Directive Assessment. Within the hierarchy of landuse plans, the proposed Variation should be compliant with the policies, objectives of the Development Plan, as well as national and regional plans and guideline

3.2 PROPOSED VARIATION & NATURA CONSERVATION MANAGEMENT

Proposed Variation No. 4 to the Development Plan seeks to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland's cities as a top priority.

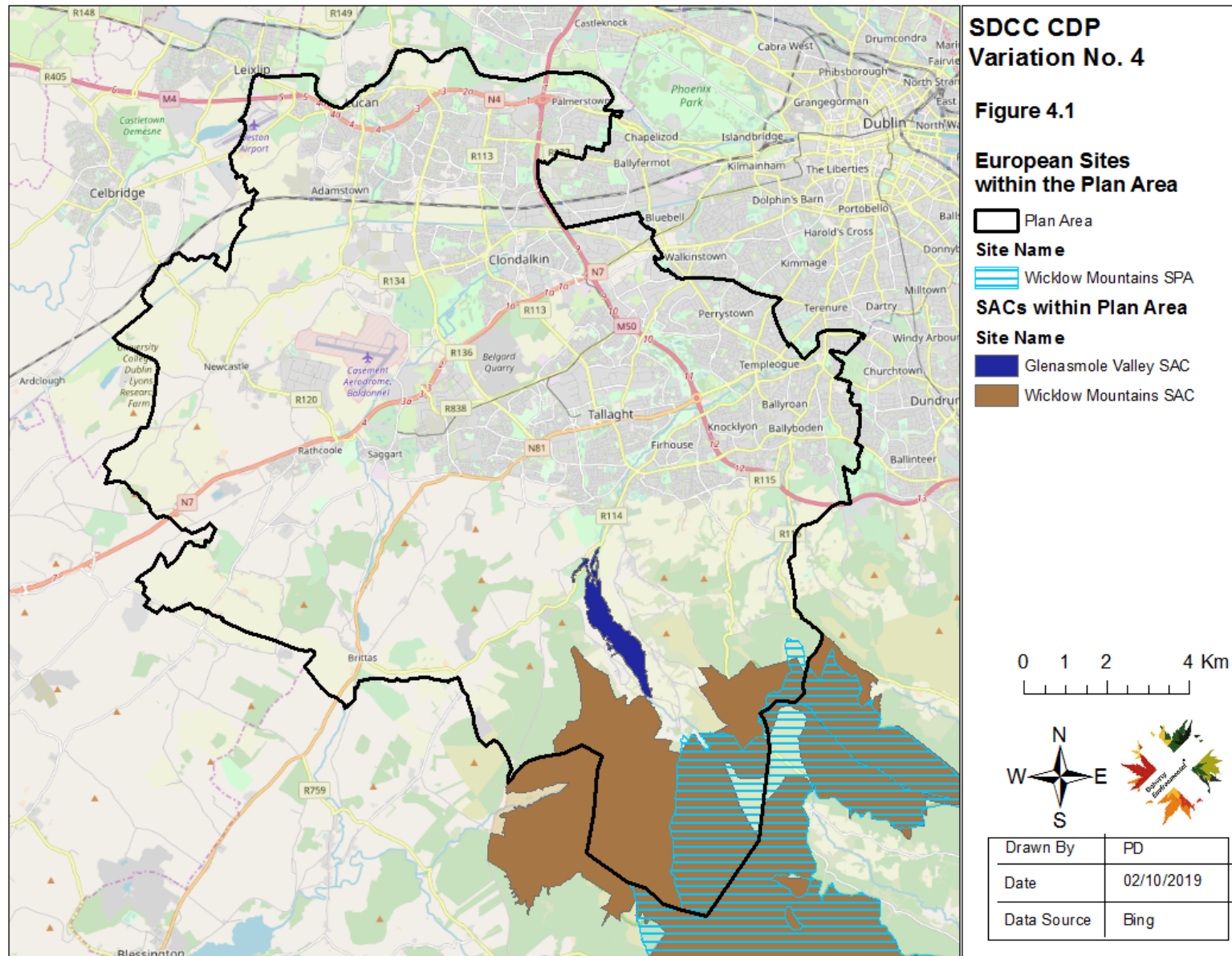
It is clear from the content of the proposed Variation, as outlined above, that it is not necessary for the management of any European Site for nature conservation purposes. Therefore, consideration is given to the Plan and whether it has the potential to result in likely significant effects to European Sites and their Conservation Objectives.

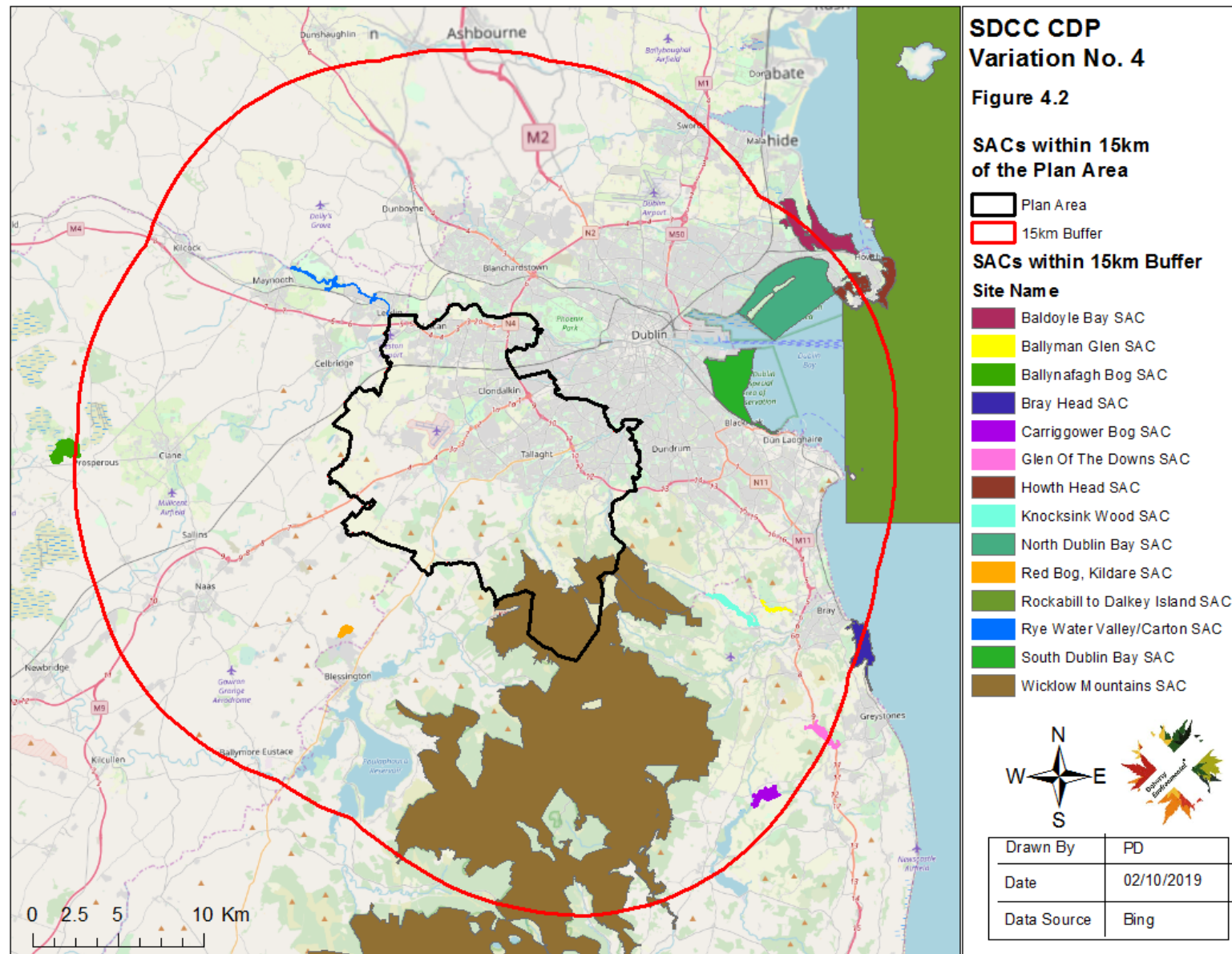
4.0 IDENTIFICATION OF EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE PROPOSED VARIATION

In order to identify the European Sites that could be significantly affected by the implementation of the proposed Variation an initial long-list of sites occurring within a 15km radius of the Variation (to be referred to as the study area) has been compiled. The establishment of a 15km buffer area surrounding the LAP area is in line with the DAHLG recommended procedures for identifying European Sites. The buffer distance of 15km was also considered sufficient to ensure all potential impacts to European Sites arising from the implementation of the Plan were taken into account (see Section 4.1 below for more information). This is based on the absence of any impact pathways between the proposed Variation lands and other European Sites occurring at a distance greater than 15km from these lands.

4.1 EUROPEAN SITES WITHIN 15KM OF THE PLAN

A total number of twenty-one European Sites, comprising fifteen SACs and six SPAs, were identified within a 15km radius of the LAP area (see Figures 4.1 to 4.3). These European Sites along with their qualifying features of interest are presented in Table 4.1.





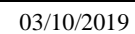


Table 4.1: European Sites within 15km of the Proposed Variation Area

European Sites	Distance from Study Area	Qualifying Features of Interest/Special Conservation Interests
South Dublin Bay SAC	4.5km to the east	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]
North Dublin Bay SAC	8.5km to the northeast	Mudflats and sandflats not covered by seawater at low tide [1140]
		Annual vegetation of drift lines [1210]
		Salicornia and other annuals colonising mud and sand [1310]
		Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]
		Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]

		Embryonic shifting dunes [2110]
		Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]
		Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]
		Humid dune slacks [2190]
		<i>Petalophyllum ralfsii</i> (Petalwort) [1394]
South Dublin Bay & Tolka Estuary SPA	4.5km to the east	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)
		Oystercatcher (<i>Haematopus ostralegus</i>)
		Ringed Plover (<i>Charadrius hiaticula</i>)
		Grey Plover (<i>Pluvialis squatarola</i>)
		Knot (<i>Calidris canutus</i>)
		Sanderling (<i>Calidris alba</i>)

		Dunlin (<i>Calidris alpina</i>)
		Bar-tailed Godwit (<i>Limosa lapponica</i>)
		Redshank (<i>Tringa totanus</i>)
		Black-headed Gull (<i>Croicocephalus ridibundus</i>)
		Roseate Tern (<i>Sterna dougallii</i>)
		Common Tern (<i>Sterna hirundo</i>)
		Arctic Tern (<i>Sterna paradisaea</i>)
North Bull Island SPA	8.5km to the north east	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)
		Shelduck (<i>Tadorna tadorna</i>)
		Teal (<i>Anas crecca</i>)
		Pintail (<i>Anas acuta</i>)

		Shoveler (<i>Anas clypeata</i>)
		Oystercatcher (<i>Haematopus ostralegus</i>)
		Golden Plover (<i>Pluvialis apricaria</i>)
		Grey Plover (<i>Pluvialis squatarola</i>)
		Knot (<i>Calidris canutus</i>)
		Sanderling (<i>Calidris alba</i>)
		Dunlin (<i>Calidris alpina</i>)
		Black-tailed Godwit (<i>Limosa limosa</i>)
		Bar-tailed Godwit (<i>Limosa lapponica</i>)
		Curlew (<i>Numenius arquata</i>)
		Redshank (<i>Tringa totanus</i>)

			Turnstone (<i>Arenaria interpres</i>)
			Black-headed Gull (<i>Larus ridibundus</i>)
Knocksink Woods SAC	5.4km to the southeast		Petrifying springs with tufa formation (Cratoneurion) [7220]
			Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]
Glenasmole Valley SAC	Within South Dublin County boundary		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]
Wicklow Mountain SAC	Within South Dublin County boundary		Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]
			Natural dystrophic lakes and ponds [3160]
			Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]

		European dry heaths [4030]
		Alpine and Boreal heaths [4060]
		Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]
		Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]
		Blanket bogs (* if active bog) [7130]
		Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]
		Calcareous rocky slopes with chasmophytic vegetation [8210]
		Siliceous rocky slopes with chasmophytic vegetation [8220]
		Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]
		Lutra (Otter) [1344]

Rye Water Valley SAC	0.008km to the west	Petrifying springs with tufa formation (Cratoneurion) [7220]
		Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]
		Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]
Wicklow Mountain SPA	Within South Dublin County Boudary	Merlin (Falco columbarius)
		Peregrine (Falco peregrinus)
Rockabill to Dalkey Island SAC	11.9km to the southeast	Reefs [1170]
		Phocoena phocoena (Harbour Porpoise) [1341]
Ballynafagh Bog SAC	14.6km to the west	Active raised bogs [7110]
		Degraded raised bogs still capable of natural regeneration [7120]
		Depressions on peat substrates of the Rhynchosporion [7140]

Bray Head SAC	13.8km to the southeast	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]
		European dry heaths [4030]
Baldoye Bay SAC	14.0 km to the northeast	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]
Howth Head SAC	13.6km to the northeast	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]
		European dry heaths [4030]
Red Bog, Kildare SAC	5.2km to the southwest	Transition mires and quaking bogs [7140]
Ballyman Glen SAC	8.6km to the east	Petrifying springs with tufa formation (Cratoneurion) [7220]
		Alkaline fens [7230]

Carriggower Bog SAC	13.0km to the southeast	Transition mires and quaking bogs [7140]
Glen Of The Downs SAC	13.4km to the southeast	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]
Poulaphouca Reservoir SPA	5.1km to the southwest	Greylag Goose (Anser anser) [A043] Lesser Black-backed Gull (Larus fuscus) [A183]
Dalkey Islands SPA	11.7km to the east	Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]
Baldoyle Bay SPA	14.0km to the northeast	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141]

Client: South Dublin County Council
Project Title: SDCC CDP Variation No. 4
Document Title: Screening for Appropriate Assessment

Date: Oct. 2019
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		Bar-tailed Godwit (<i>Limosa lapponica</i>) [A147] Wetland and Waterbirds [A999]
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4.2 EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE PROPOSED VARIATION

The next step of this Screening Exercise is to identify which, if any, of the European Sites identified in Section 4.1 above occur within the zone of influence of the proposed Variation. Three European Sites (Glenasmole Valley SAC, Wicklow Mountains SAC and Wicklow Mountains SPA) are located within the boundary of South Dublin County. In the event that elements of the proposed Variation are identified as having the potential to result in land use activities that could result in negative environmental effects⁷ then these three European Sites will be located within the zone of influence of the Variation by virtue of their location within the Plan Area.

All other sites are located outside the Plan Area. Where elements of the proposed Variation are identified as having the potential to result in land use activities and where these activities could result in negative ecological effects, then these European Sites will be located within the zone of influence of the Variation where a pathway connects the European Site to the Plan Area. Table 4.2 lists the eighteen European Sites occurring within a 15km radius of the plan area and identifies whether or not these European Sites are located within the zone of influence of the plan.

A source-pathway-receptor model has been used to establish which of these European Sites could occur within the zone of influence of the proposed Variation. Under such a model the proposed Variation, as described in Section 3 above, represents the source.

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

European Sites and their associated qualifying features are identified as occurring in the zone of influence of the project where pathways establish a link between the Variation lands and

⁷ Section 5 of this Screening Report assesses the potential for land use activities to arise following the implementation of the proposed Variation and in the event that such activities do arise whether they will have the potential to result in negative impacts to European Sites.

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. Pathways are restricted to hydrological, noise, lighting and disturbance pathways.

A hydrological pathway is established where a European Site is located downstream of the Plan Area, or upstream of the Plan Area where qualifying feature of interest of the European Site includes freshwater dependent mobile qualifying species.

A noise disturbance pathway is established where the European Sites is located within 500m of the boundary of the plan area. European Sites at a greater distance than 500m will not be sensitive to noise emissions that could be generated by any land use activities that may arise as a result of the proposed variation.

A light disturbance pathway is established where the European Sites is located within 250m of the boundary of the plan area. European Sites at a greater distance than 250m will not be sensitive to light emissions that could be generated by any land use activities that may arise as a result of the proposed variation.

A general disturbance (i.e. resulting from human-related activities) pathway is established where the European Sites is located within 500m of the boundary of the plan area. European Sites at a greater distance than 500m will not be sensitive to human-related activities that may arise as a result of the proposed variation.

Table 4.2: Identification of European Sites outside the Plan Area that Occur Within the Zone of Influence of the Plan Area & Proposed Variation

European Sites	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the zone of influence of the Plan?
South Dublin Bay SAC	The Plan area is located upstream of this SAC but there is no functional hydrological impact pathway connecting the Plan area to this SAC. 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 SAC is located 4.5km to the east of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 4.5km to the east of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 4.5km to the east of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
North Dublin	The Plan area is located	No. This SAC is located 4.5km	No. This SAC is located 4.5km to	No. This SAC is located	No. This European Site is

Bay SAC	upstream of this SAC. Waters generated in the SAC drain to the Liffey catchment, which in turn drains to Dublin Bay where this SAC is located. However published research (see Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012; O'Higgins and Wilson, 2005; Wilson and Jackson, 2011) has shown that the water quality of the Liffey Estuary does not influence the water quality of Dublin Bay and does not influence the status of this SAC. In light of this published research no function hydrological impact pathway connects the plan area to this SAC.	to the east of the plan area and is outside the zone of influence of any noise generated within the plan area.	the east of the plan area and is outside the zone of influence of any light generated within the plan area.	4.5km to the east of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
South Dublin Bay & Tolka Estuary SPA	The Plan area is located upstream of this SPA. Waters generated in the SPA drain to the Liffey catchment, which in turn drains to Dublin Bay where this SPA is located. However published research (see Dowly & Bedri, 2007; Bedri et al., 2012; Camp,	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.

	Dresser & McKee, 2012; O'Higgins and Wilson, 2005; Wilson and Jackson, 2011) has shown that the water quality of the Liffey Estuary does not influence the water quality of Dublin Bay and does not influence the status of this SPA. In light of this published research no function hydrological impact pathway connects the plan area to this SPA.				
North Bull Island SPA	The Plan area is located upstream of this SPA. Waters generated in the SPA drain to the Liffey catchment, which in turn drains to Dublin Bay where this SPA is located. However published research (see Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012; O'Higgins and Wilson, 2005; Wilson and Jackson, 2011) has shown that the water quality of the Liffey Estuary does not influence the water quality of Dublin Bay and does not influence	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SPA is located 4.5km to the east of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.

	the status of this SPA. In light of this published research no function hydrological impact pathway connects the plan area to this SPA.				
Knocksink Woods SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 5.4km to the south of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SPA is located 5.4km to the south of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SPA is located 5.4km to the south of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Rye Water Valley SAC	This SAC is located upstream of the plan area and does not support any mobile qualifying species that could be influenced by land use activities within the plan area.	No. This SAC is located 0.08km to the west of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 0.08km to the west of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 0.08km to the west of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Baldoyle Bay SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 14km to the north of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 14km to the north of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 14 km to the north of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Baldoyle Bay SPA	There are no hydrological pathways connecting the Plan area	No. This SPA is located 14km to the north of the plan area and is outside the zone of influence	No. This SPA is located 14km to the north of the plan area and is outside the zone of influence of	No. This SPA is located 14 km to the north of the plan area and is outside the	No. This European Site is located outside the zone of influence of the project

	to this SPA.	of any noise generated within the plan area.	any light generated within the plan area.	zone of influence of any human-related activity generated within the plan area.	due to the absence of any impact pathways between the plan area and this Site.
Howth Head SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 13.6km to the north of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 13.6km to the north of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 13.6 km to the north of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Ballynafagh Bog SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 14.5km to the north of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 14.5km to the north of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 14.5km to the north of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Red Bog, Kildare SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 5.2km to the south of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 5.2km to the south of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 5.2km to the south of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Ballyman Glen SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 8.6km to the west of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 8.6km to the west of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 8.6km to the west of the plan area and is outside the zone of influence of any human-related activity generated within the plan	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between

				area.	the plan area and this Site.
Bray Head SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 5.2km to the north of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 5.2km to the north of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 5.2km to the north of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Carriggower Bog SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 13km to the southeast of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 13km to the southeast of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 13km to the southeast of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Glen Of The Downs SAC	There are no hydrological pathways connecting the Plan area to this SAC.	No. This SAC is located 13.4km to the southeast of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SAC is located 13.4km to the southeast of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SAC is located 13.4km to the southeast of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
Poulaphouca Reservoir SPA	There are no hydrological pathways connecting the Plan area to this SPA.	No. This SPA is located 5.1km to the southwest of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SPA is located 5.1km to the southwest of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SPA is located 5.1 km to the southwest of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.

Dalkey Islands SPA	There are no hydrological pathways connecting the Plan area to this SPA.	No. This SPA is located 11.7km to the east of the plan area and is outside the zone of influence of any noise generated within the plan area.	No. This SPA is located 11.7km to the east of the plan area and is outside the zone of influence of any light generated within the plan area.	No. This SPA is located 11.7km to the east of the plan area and is outside the zone of influence of any human-related activity generated within the plan area.	No. This European Site is located outside the zone of influence of the project due to the absence of any impact pathways between the plan area and this Site.
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In summary Table 4.1 above has not identified any European Sites occurring within the wider 15km area surrounding the plan area as occurring within the zone of influence of the proposed Variation. As such the only European Sites identified as occurring within the zone of influence of the proposed variation are those occurring within the plan area, namely Glenasmole Valley SAC, Wicklow Mountains SAC and Wicklow Mountains SPA.

The next step of this Screening is to examine the proposed Variation and assess its potential to result in land use activities and if so to assess the potential for these activities to result in negative impacts to the three European Sites occurring within the zone of influence of the plan area.

5.0 ELEMENTS OF THE PLAN THAT COULD GIVE RISE TO LIKELY SIGNIFICANT EFFECTS

Table 5.1 below lists all substantive elements of the proposed Variation to the Development Plan. Minor text changes that will form part of the Development Plan are not included in the assessment provided in Table 5.1. These changes are not considered to be substantive and will not result in any land use activities or effects to European Sites. Each of the substantive changes identified in the proposed Variation are assessed in Table 5.1 and a conclusion is provided to determine whether the proposed change will have the potential, alone or in combination with other plans or projects, to result in likely significant effects to European Sites.

Table 5.1: Assessment of Elements of proposed variation to result in land use activities and likely significant effects to European Sites

Proposed Variation	Potential for Land Use Effects	Potential for Negative Effects to European Sites
<p>Addition of the Following</p> <p>Section 1.6.0 Housing Land Capacity</p> <p>Following a detailed analysis of the Core Strategy with respect to the population projections laid out in Appendix B of the RSES, it is noted that the Core Strategy aligns with the RSES population growth targets. Therefore, there is no impact to the Housing Land Capacity as a result of the implementation of the RSES.</p>	<p>This proposed Variation to the CDP will not have the potential to result in land use effects. The population projections outlined in the RSES are in line with those outlined in the Core Strategy for the CPD. The Core Strategy for the CDP underpinned the policies, objectives and land zonings provided for future housing needs within the plan area. These housing policies, objectives and associated land zonings were assessed as part of the Screening for Appropriate Assessment of the CDP. The CDP Screening for Appropriate Assessment concluded that the policies, objectives and land zonings for future housing needs will not have the potential to result in likely significant effects to European Sites and as the proposed Variation will not result in any changes to the future housing needs there are no changes to this conclusion.</p>	<p>No. The proposed Variation will not have the potential to result in land use activities over and above those assessed as part of the Screening for Appropriate Assessment for the CDP. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>
<p>Deletion of:</p> <p>Section 1.6.4 Housing Capacity Summary</p> <p>In January 2015, the remaining housing capacity of the 2010-2016 South Dublin County Development Plan was 34,294 units. The RPG housing allocations for South Dublin would require 39,649 additional housing units from January 2015 to the end of 2022. This results in a capacity shortfall of 5,355 housing units. Capacity has been identified for a further 5,849</p>	<p>This proposed Variation does not involve any changes to the extent or location of lands zoned for housing needs within the plan area. These lands zoned for housing needs were assessed as part of the Screening for Appropriate Assessment for the CDP and that Screening concluded that the zoning of these lands for future housing needs did not have the potential, alone or in-combination with other plans or projects to result in likely significant effects to European Sites. As such this proposed Variation will not result in any changes to the findings of the Screening for Appropriate Assessment of the CDP.</p>	<p>No. The proposed Variation will not have the potential to result in land use activities over and above those assessed as part of the Screening for Appropriate Assessment for the CDP. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>

~~units, through sustainable intensification; development on brownfield sites; on a number of smaller infill sites and on Local Area Plan and SDZ areas. The zoning objective of a number of sites has been amended to support development, should economic, market and demographic factors warrant this level of output. Most significantly, a new Regeneration zoning objective 'REGEN' has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential-led development.~~

and replacement with the following text:

Map 1.3⁸ below illustrates lands within the County capable of accommodating residential development. Such lands comprise of infill or new residential sites, lands designated as a 'Strategic Development Zone' or identified 'Regeneration Lands'. The designated SDZ lands comprise of Adamstown and Clonburris located to the north west of the County. The SDZs present a shared outlook for the future residential, social, economic and environmental development of these areas in order to create a

⁸ See figure labelled Map 1.3 in Section 3 above.

<p>sustainable community. Lands identified ‘REGEN’ for regeneration purposes comprise of brownfield lands at Cookstown/Broomhill and along the Naas road which are capable of supporting and facilitating the regeneration of under-utilised lands proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.</p>		
<p>Insertion of Additional Text under Section 1.8.0 Phasing, Prioritisation And Infrastructure Delivery of the CDP:</p> <p>The National Planning Framework (NPF) sets out a tiered approach for zoning lands. The following National Policy Objectives are of importance:</p> <p>National Policy Objective 72a: <i>‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’.</i></p> <p>National Policy Objective 72b: <i>‘When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages’.</i></p>	<p>This text sets out the approach to be adopted for the zoning of lands within the plan area. It also sets out the need for preparing and delivering an Infrastructural Assessment for lands subject to future zonings within the plan area. The inclusion of this text and the delivery of an Infrastructural Assessment will not result in land use effects and will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.</p>	<p>No. The proposed Variation will not have the potential to result in land use activities. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>

<p>National Policy Objective 72c: ‘When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development’.</p> <p>Moreover, the NPF specifically discusses the prioritising of development lands and states that ‘there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development’.⁹</p> <p>In addition to the NPF, ministerial guidelines on Urban and Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.</p> <p>Therefore, all land subject to future zoning shall undergo an Infrastructure Assessment and</p>		
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⁹ (2018) Department of Housing, Planning and Local Government, *Project Ireland 2040: National Planning Framework*, pg 137, Government Publications: Dublin.

<p>deliverability of same, in line with the NPF's NPO's 72a-72c and the requirement for the prioritisation of development land.</p> <p>In line with the NPF and RSES,</p>		
<p>The insertion of the following additional text:</p> <p>The council supports the DHPLG Water Services Guidelines for local authorities. In addition, the council will liaise with external agencies such as Irish Water for the future zoning of land for the CDP and preparation of LAP'S in accordance with Appendix 3 of the NPF to determine the nature and capacity of the infrastructure available or required.</p>	<p>This text aim to bring the CDP in line with the DHPLG Water Services Guidelines and to ensure that SDCC liaise with external agencies such as Irish Water when zoning future lands as part of the CDP or preparation of LAPs in the plan area.</p> <p>The inclusion of this text will not result in land use effects and will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.</p>	<p>No. The proposed Variation will not have the potential to result in land use activities. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>
<p>The insertion of the following additional text:</p> <p>C10 Objective 5:</p> <p>To Support community and adult education providers who are already providing formal and nonformal education to targeted disadvantage groups and who have already identified the barriers to participation in lifelong learning such as childcare, transport and rural isolation to increase participation rates and support progression into further education and employment.</p>	<p>The insertion of this new objective aims to support community and adult education providers and will not have the potential to result in land use effects.</p> <p>The inclusion of this text will not result in land use effects and will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.</p>	<p>No. The proposed Variation will not have the potential to result in land use activities. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>
<p>The insertion of the following additional text:</p> <p>To support Smart City initiatives such as Smart Dublin and the All Ireland Smart Cities Forum.</p>	<p>The insertion of this new text aims to support Smart City initiative in the plan area. Such support will not have the potential to result in land use effects.</p> <p>The inclusion of this text will not result in land use</p>	<p>No. The proposed Variation will not have the potential to result in land use activities. There will be no potential for this Variation, alone or in-combination with other plans or projects to result in likely significant effects to European Sites.</p>

		effects and will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.	
The insertion of the following additional text in Table 6.3 Park and Ride locations within the County:			No. The provision of park and ride facilities along the Naas Road and the Liffey Valley is not predicted to have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.
Naas Road (Luas Red Line)	Location to be determined.	The provision of a park and ride facility along the Naas Road will not have the potential to result in likely significant effects to European Sites. The Naas Road is located at a remote distance from any European Sites and there are no potential functional impact pathways connecting the Naas Road to European Sites in the wider surrounding area.	
Liffey Valley (Luas Red Line)	Location to be determined.	The provision of a park and ride facility along the Liffey Valley will not have the potential to result in likely significant effects to European Sites. While such a facility, being located within the Liffey Valley may be located within the vicinity of the River Liffey, as outlined in Table 4.2 above the River Liffey does not function as an impact pathway connecting the plan area to the European Sites at Dublin Bay. Published research has shown that the water quality of the River Liffey and River Liffey Estuary does not influence the status of the European Sites at Dublin Bay and as such the provision of a park and ride facility along the Liffey Valley will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.	
The insertion of the following additional Objective		The provision of services for rural settlements will enhance connectivity to infrastructure and reduce the environmental impact of one-off housing. This objectives	No. The provision of enhanced servicing will have the potential to result in positive impacts for the environment and will not, alone or in-combination

<p>E1 Objective 13:</p> <p>To support the servicing of rural settlements (serviced sites) to provide an alternative to one-off housing in the countryside.</p>	<p>will have the potential to result in positive effects for the environment in general.</p> <p>It will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.</p>	<p>with other plans or projects, in likely significant effects to European Sites.</p>
<p>The insertion of the following additional Policy</p> <p>ENERGY (E) Policy 12 Service Providers and Energy Facilities</p> <p>It is the policy of the Council to support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.</p>	<p>The Smart Grids and Smart Cities Action Plan, published by Forfas in 2013, sets out a series of objectives that aims to put in place organisational structures that will facilitate the role out of smart grids and smart cities. The plan does not identify specific land use activities and the inclusion of this objectives which aims to support the implementation of this plan will not result in land use effects. As such the inclusion of this objectives will not, alone or in-combination with other plans or projects, result in likely significant effects to European Sites.</p>	<p>No. this proposed objectives will not result in the land use activities or effects and will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.</p>

6.0 IN-COMBINATION EFFECTS WITH OTHER PLANS & PROJECTS

As part of the Habitats Directive Article 6(3) assessment process consideration must be given to the potential for the Variation to combine with other plans or projects to result in cumulative negative effects to European Sites. Consideration has been given for this Plans potential to combine with a number of other plans relevant to the wider surrounding area. These plans include:

- Regional Planning Guidelines 2010-2020
- Climate Change Action Plan for South Dublin 2019-2024
- The Transport Strategy for the Greater Dublin Area, 2016-2034
- Water Services Strategic Plan
- Neighbouring County Development Plans
- River Basin District Management Plans
- CFRAMS Study
- Greater Dublin Drainage
- The Greater Dublin Transport Strategy 2016-2034
- South Dublin Heritage Plan 2014-2019.

Given that all substantive elements of the proposed Variation, as identified in Table 5.1 will not result in land use effects, or will not result in land use activities that have the potential to result in likely significant effects to European Sites, there will be no potential for these changes to combine with the above listed plans and projects, or any other plans or projects to result in likely significant effects to European Sites.

6.1 SCREENING MATRIX

A Screening Matrix, in line with European Commission (2001) guidelines is provided below in Table 6.1.

Table 6.1: Screening Matrix for the proposed Variation.

Brief description of the project or plan	The project and associated activities are described in Section 3 above.
Brief description of the European Sites	The European Sites occurring in the wider surrounding area are identified and briefly described in Section 4.1 and 4.2 above.
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.	<p>The individual elements of the proposed Variation have been listed in Table 5.1 of this Screening Report. All but one of these substantive elements of the proposed Variation have been found not to have the potential to result in likely significant effects to European Sites.</p> <p>The one substantive change that will result in land use activities is related to the provision of park and ride facilities along the Naas Road and the Liffey Valley. For reasons set out in Table 5.1 and Table 4.2 the provision of park and ride facilities at these locations will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites occurring downstream of the plan area at Dublin Bay.</p>
<p>Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the European Sites site by virtue of:</p> <ul style="list-style-type: none"> • size and scale; • land-take; • distance from the Natura 2000 site or key features of the site; • resource requirements (water abstraction 	<p>None of the substantive elements of the proposed Variation to the CDP will result in land use effects that have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites. In light of this conclusions there will be no potential for the proposed Variation to result in direct, indirect or secondary effects to European</p>

<p>etc.);</p> <ul style="list-style-type: none"> • emissions (disposal to land, water or air); • excavation requirements; • transportation requirements; • duration of construction, operation, decommissioning, etc.; 	Sites.
<p>Describe any likely changes to the site arising as a result of:</p> <ul style="list-style-type: none"> • reduction of habitat area; • disturbance to key species; • habitat or species fragmentation; • reduction in species density; • changes in key indicators of conservation value • (water quality etc.); • climate change. 	<p>The proposed Variation will not result in land use effects that have the potential to result in the:</p> <p>Reduction in the extent of qualifying habitats of European Sites in the wider surrounding area;</p> <p>Disturb qualifying species of European Sites in the wider surrounding area, or disturb the species that underpin the status of qualifying habitats of European Sites in the wider surrounding area;</p> <p>Fragmentation of qualifying habitats or species populations;</p> <p>Changes in key indicators of conservation value such as water quality or the attributes that underpin the conservation status of qualifying feature of interest of European Sites in the wider surrounding area;</p> <p>Emission of greenhouse gases that could contribute towards climate changes.</p>
<p>Describe any likely impacts on the European Sites site as a whole in terms of:</p> <p>interference with the key relationships that define the structure of the site;</p> <p>interference with key relationships that define the function of the site</p>	<p>As the proposed Variation, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest, it will not have the potential to interfere with key relationships that define the structure and function of European Sites.</p>
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <ul style="list-style-type: none"> • loss; • fragmentation; • disruption; • disturbance; • change to key elements of the site (e.g. water quality etc.). 	<p>As the proposed Variation, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest it will not have the potential to result in the:</p> <ul style="list-style-type: none"> • loss of qualifying habitats or habitats upon which qualifying species rely;

	<ul style="list-style-type: none"> • fragmentation qualifying habitats or habitats upon which qualifying species rely; • disruption qualifying habitats or habitats upon which qualifying species rely; • disturbance qualifying habitats, habitats upon which qualifying species rely or qualifying species; • change to key elements of European Sites (e.g. water quality etc.).
Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.	The project will not have the potential to result in likely significant effects to European Sites.

7.0 SCREENING CONCLUSION

The Screening of the proposed Variation as set out above shows that the substantive elements of the proposed Variation will not result in land use effects that will have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.

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 Variation no. 4 to the South Dublin County Development Plan 2016-2022 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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