

Article 6 (3) Appropriate Assessment Screening Report

Proposed Park and Ride
Kishoge, Co Dublin





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1. INTRODUCTION

1.1 Background

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment of proposed Park and Ride Facilities along the Regional Road (R136) for the existing Kishoge Railway Station, Co. Dublin.

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field survey undertaken on the 31st July 2023. It specifically assesses the potential for the proposed development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010) and the Appropriate Assessment Screening for Development Management. Office of the Planning Regulator, Dublin 7, Ireland OPR (2021).

1.2 Statement of Authority

A baseline ecological survey was undertaken on the 31st July 2023 by Neansaí O'Donovan (B.Sc. Wildlife Biology) and Megan Doyle (B.Sc. Wildlife Biology) of MKO. Neansaí is an experienced project ecologist and has over 2 years' professional consultancy experience. Megan is a graduate ecologist with MKO with relevant academic qualifications in Wildlife Biology.

This report has been prepared by Katy Beckett. Katy is a graduate ecologist with MKO with relevant academic qualifications in Environmental Science and Biodiversity and Conservation. This report has been reviewed by Claire Stephens (B.Sc. Env., QCIEEM) and Colin Murphy (B.Sc. M.Sc., QCIEEM). Claire and Colin are experienced project ecologists and have over 5 and over 3 years' professional consultancy experience.

2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location

The site of the proposed road works is located within the townland of Kishoge, County Dublin, approximately 2.5km south-east of Lucan and 2.7km north-west of Clondalkin town centres and approximately 10km west of Dublin City Centre. The northern end of the proposed works along 480m of the R136 carriageway is located at an existing pedestrian crossing to be retained located south of the roundabout junction located at Grid Ref.: ITM X 704571 Y 733100. The southern end of the proposed works is located north of the roundabout junction on the R136 located at Grid Ref.: ITM X 704490 Y 732514. The site is accessed via the R136 to the north and south, as well as via Thomas Omer Way to the east and west of the northern roundabout junction.

The site location is shown in the map included as Figure 2-1 below.

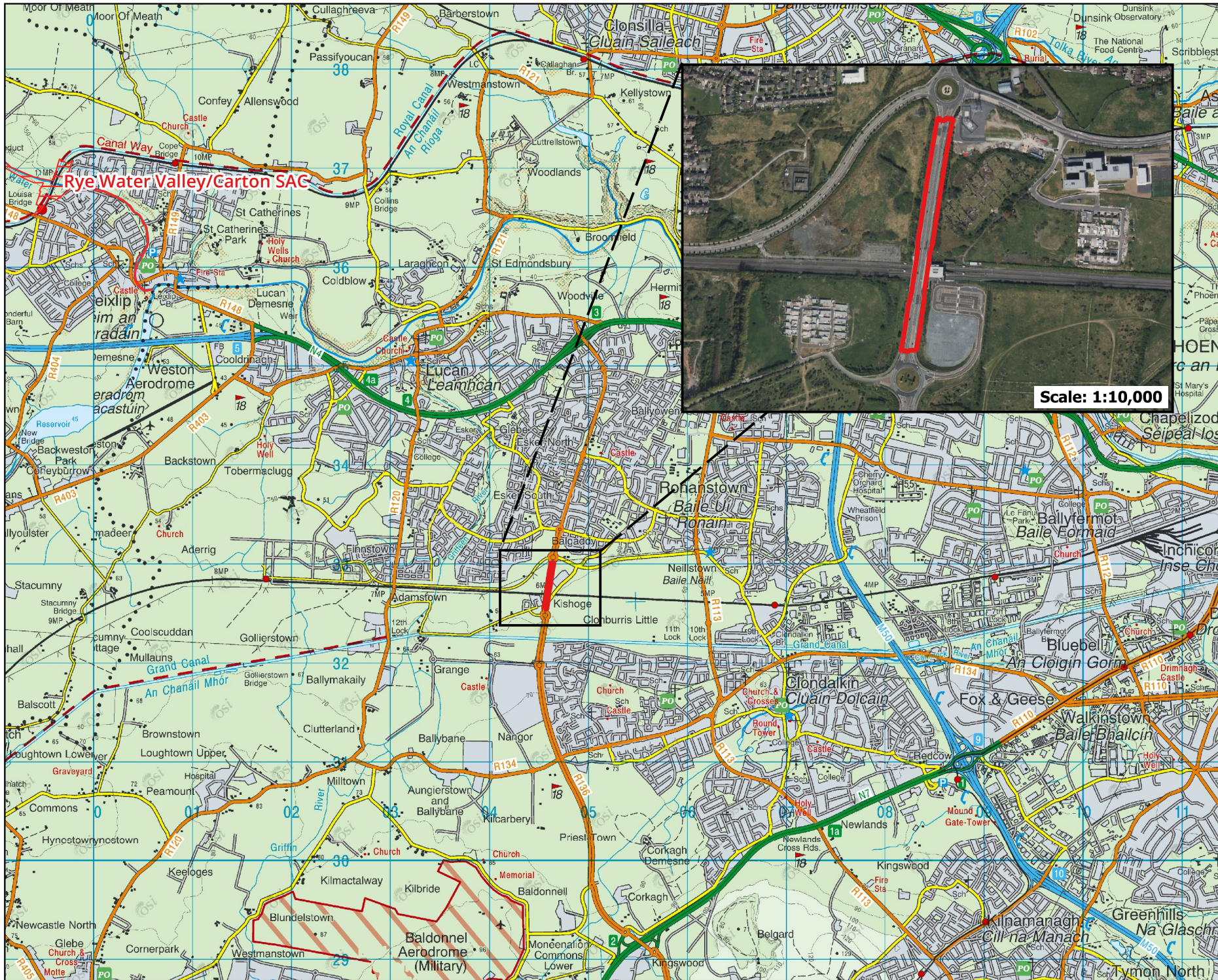
2.2 Characteristics of the Proposed Development

2.2.1 Description of the project

The extent of works is over 480m of existing carriageway with no works outside the existing road/verge/cyclepath/footpath footprint and primarily consists of;

- Provision of 56 new car parking spaces and 4 new Universal Access car parking spaces.
- New Road Markings,
- Increased concrete footpath build outs at signalised junctions,
- Removal of concrete median barrier at signalized junctions,
- Removal of metal vehicle restraint barriers, in verges on both sides, north and south of the bridge.
- Installation of traffic signals,
- Ducting and Junction Boxes,
- Dowelled in bollards,
- Kerb cuts, ramp accesses and small sections of footpath to connect into existing footpath.
- Improvement in markings, tactiles and signage for footpaths/cycle tracks both sides.
- Modifications to existing drainage – no increase in hardstanding envisaged,
- Temporary traffic management during the works.
- Reduction in speed limit to 50kph on the R136 between proposed South Link Street junction and Thomas Omer Way junction.
- Reduction in speed limit to 60kph on the R136 between Grange Castle Business Park Junction and proposed South Link Street junction.
- Reduction in speed limit to 60kph on the R136 between proposed Thomas Omer Way junction and Balgaddy Road junction.

The proposed site layout proposal is included as Figure 2-2.



Map Legend

- Site Boundary
- Special Area of Conservation

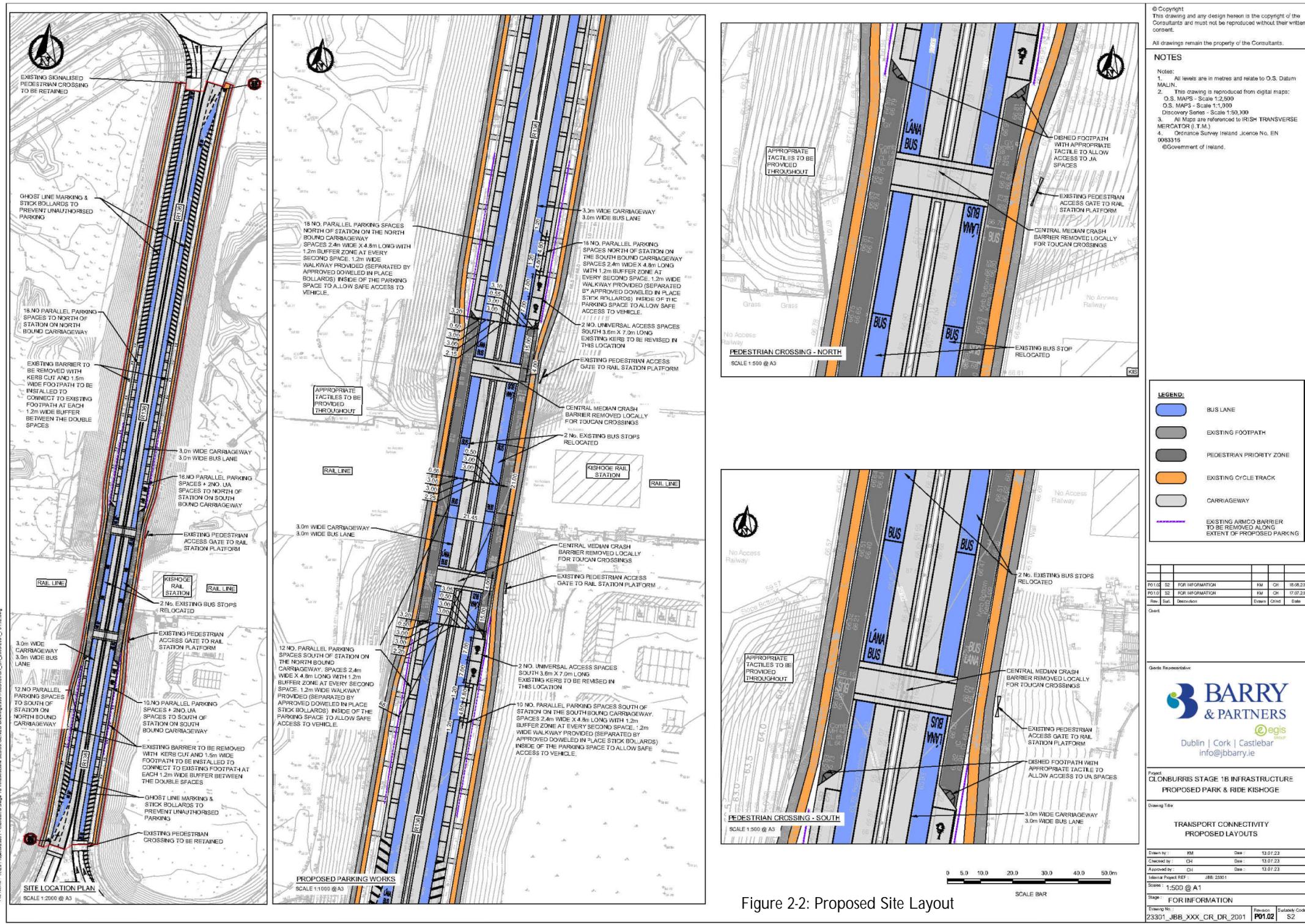
Scale: 1:10,000



Drawing Title	
Site Location - R136 Kishoge, Co. Dublin	
Project Title	
Proposed Park & Ride Kishoge, Co. Dublin	
Drawn By	Checked By
CS	CS
Project No.	Drawing No.
230717	Figure 2-1
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NOTES

Notes:
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LEGEND:

- BUS LANE
- EXISTING FOOTPATH
- PEDESTRIAN PRIORITY ZONE
- EXISTING CYCLETRACK
- CARRIAGEWAY
- EXISTING ANMCO BARRIER TO BE REMOVED ALONG EXTENT OF PROPOSED PARKING

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Project: CLONBURRIS STAGE 1B INFRASTRUCTURE
 PROPOSED PARK & RIDE KISHOGE

Drawing Title: **TRANSPORT CONNECTIVITY
 PROPOSED LAYOUTS**

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Figure 2-2: Proposed Site Layout

2.2.2 Description of the Baseline Ecological Environment

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological baseline conditions are those existing in the absence of proposed activities ((CIEEM, 2018) Updated September 2019).

A multidisciplinary ecological walkover survey of the site of the proposed works was conducted on the 31st July in line with NRA (2009) guidelines ('Ecological Surveying Techniques for Protected Flora and Fauna During the Planning of National Road Schemes') by Neansaí O'Donovan and Megan Doyle of MKO. The walkover survey was designed to detect the presence, or likely presence, of a range of protected habitats and species associated with European Sites. The survey was undertaken within the optimal time of year for habitat surveys, i.e., April to September (Smith *et al.*, 2011), and all habitats within the site of the proposed works were readily identifiable at the time of the site visit.

The proposed park and ride and car parking spaces are proposed over 480m of the existing R136 carriageway which is classified as **buildings and artificial surfaces (BL3)**. No works will take place outside the existing modified habitat areas which consist of the existing road/verge/cyclepath/footpath footprint. The adjacent habitats consist of **hedgerows (WL1)** comprised of Hazel (*Corylus avellana*), **dry meadows and grassy verges (GS2)** and **treelines (WL2)**.

Species recorded within the grassy verge (**GS2**) include the flowering species Yarrow (*Achillea millefolium*), Meadow vetchling (*Lathyrus pratensis*), White clover (*Trifolium repens*), Red clover (*Trifolium pratense*), Fat hen/White Goosefoot (*Chenopodium album*), Creeping cinquefoil (*Potentilla reptans*), Ribwort plantain (*Plantago lanceolata*), Common daisy (*Bellis perennis*), Self-heal (*Prunella vulgaris*), Oxeye daisy (*Leucanthemum vulgare*), Slender St. John's wort (*Hypericum mutilum*), Common ragwort (*Jacobaea vulgaris*), Dandelion (*Taraxacum officinale*), Black medick (*Medicago lupulina*), Gorse (*Ulex europaeus*) and Dove's foot cranesbill (*Geranium molle*). The grasses Common bent grass (*Agrostis capillaris*), Yorkshire fog (*Holcus lanatus*), Red fescue grass (*Festuca rubra*), Wild oat (*Avena fatua*) and Annual bluegrass (*Poa annua*) were also present.

Inside the fence east of the proposed development site the species composition is similar to the grassy verges with the addition of Spear thistle (*Cirsium vulgare*), Greater burdock (*Arctium lappa*), Common Hogweed (*Heracleum sphondylium*) and Wild carrot (*Daucus carota*).

The **treelines (WL2)** that are present inside the fence and walls directly adjacent to the footpaths on the east side of the site are comprised of Wild cherry (*Prunus avium*), Scots pine (*Pinus sylvestris*), Downy birch (*Betula pubescens*) and Hawthorn (*Crataegus monogyna*). On the west side of the site the **treeline (WL2)** running linearly north to south is mainly comprised of Sessile oak (*Quercus petraea*), Wild cherry and Sycamore (*Acer pseudoplatanus*) which is diseased with black spot.

No watercourses or drainage ditches occur within or adjacent to the proposed development site.

During the survey, the site was searched for species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 of 2011). No Third Schedule Invasive Alien Species (IAS) of the European Communities Regulations 2011 (S.I. 477 of 2015) were recorded within or adjacent to the development site boundary.

There are no EU Habitats Directive Annex I habitats present within the proposed development site boundary. No botanical species protected under the Flora (protection) Order (1999, as amended 2022), listed in the EU Habitats Directive (92/43/EEC), or listed in the Irish Red Data Books were recorded on the site and no suitable habitat occurs within the site. All species recorded are common in the Irish landscape.



Plate 2-1 View from the south of the existing R136 carriageway with crash barriers, hazel hedgerows and fencing visible within the development site boundary.



Plate 2-2 Existing pathway/cycle track along the eastern site boundary of the R136 Carriageway with linear vegetation including hedgerows and treelines present with rank vegetation.



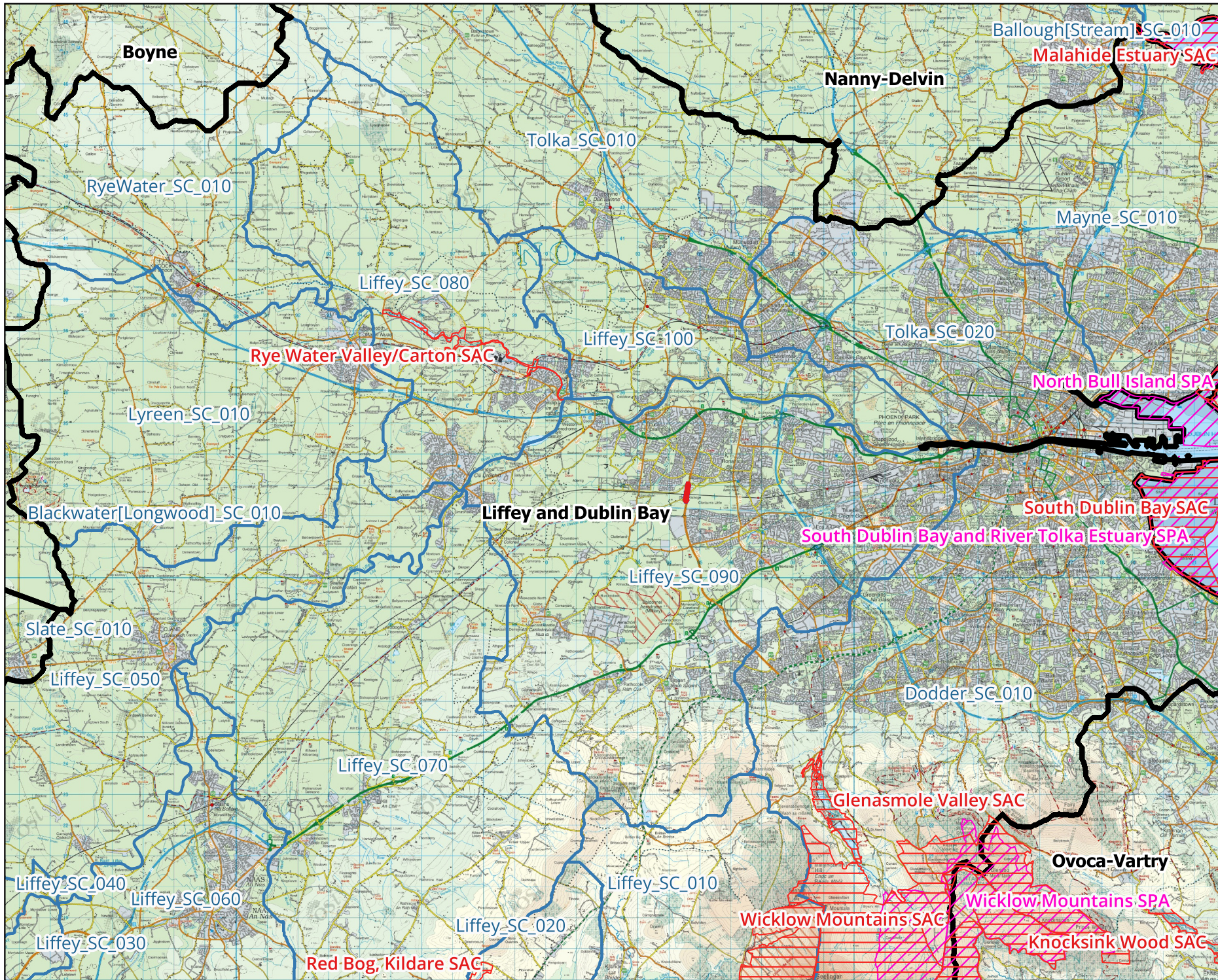
Plate 2-3 Existing pathway/cycle track along the western site boundary with rank grassy vegetation, linear vegetation including hedgerows and treelines present growing along the fencing.

3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish any European Sites upon which there is a potential for a likely significant effect to occur either individually or in combination with other plans and projects as a result of the proposed development:


- Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website (www.npws.ie) and the EPA website (www.epa.ie) on the 21/08/2023.
- All European Sites that could potentially be affected were identified using a source-pathway - receptor model. To provide context for the assessment, European Sites surrounding the development site are shown on Figure 3-1. Information on these sites according to the site-specific conservation objectives is provided in Table 3-1. Sites that were further away from the proposed development were also considered and no complete source-pathway-receptor chain for significant effect was identified for any other European Site.
- The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the proposed development and any European Sites. The hydrological catchments are also shown in Figure 3-1.
- In relation to Special Protection Areas, in the absence of any specific European or Irish guidance in relation to such sites, the Scottish Natural Heritage (SNH) Guidance, 'Assessing Connectivity with Special Protection Areas (SPA)' (2016) was consulted. This document provides guidance in relation to the identification of connectivity between proposed development and Special Protection Areas. The guidance takes into consideration the distances species may travel beyond the boundary of their SPAs and provides information on dispersal and foraging ranges of bird species which are frequently encountered when considering plans and projects.
- Table 3-1, provides details of all relevant European Sites as identified in the preceding steps and assesses the potential for likely significant effects on each.
- The assessment considers any likely direct or indirect impacts of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of criteria including the following: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this assessment.
- The site synopses and conservation objectives of these sites, as per the NPWS website (www.npws.ie), were consulted and reviewed at the time of preparing this report 21/08/2023.
- The potential for the proposed development to result in cumulative impacts on any European Sites in combination with other plans and projects was considered in the assessment that is presented in Table 3-1. Plans and projects considered include those that are listed in **Appendix 1**.



Map Legend

-  Site Location
-  Special Area of Conservation
-  Special Protection Area (SPA)
-  WFD Hydrological Catchments
-  WFD Hydrological Subcatchments

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Drawing Title European Designated Sites Within the Likely Zone of Influence	
Project Title Rail St. Parking Kishoge, Co. Dublin	
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Table 3-1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
Special Areas of Conservation (SAC)			
<p>Rye Water Valley/Carton SAC [001398]</p> <p>Distance: 4.8km</p>	<ul style="list-style-type: none"> ➤ [1014] Narrow-mouthed Whorl Snail <i>Vertigo angustior</i> ➤ [1016] Desmoulin’s Whorl Snail <i>Vertigo moulinsiana</i> ➤ [7220] Petrifying springs with tufa formation (Cratoneurion)* 	<p>NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 4.8km southeast of this SAC. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy roads. The proposed works are small scale in nature, and indirect effects to all the terrestrial QI habitats and species can be ruled out as no pathway for impact exists. There is no hydrological connection between the proposed development and this SAC located in separate hydrological sub-catchments. No significant ground excavation works are proposed as part of the development and as such, there is no potential for groundwater pollution.</p> <p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of hydrological connectivity between the works and the SAC, and terrestrial nature of the QIs no potential for indirect effects on the SAC were identified.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SAC is not within the Likely Zone of Impact and no further assessment is required.</p>
<p>Glenasmole Valley SAC [001209]</p> <p>Distance: 9.2km</p>	<ul style="list-style-type: none"> ➤ [6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) ➤ [6410] <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) ➤ [7220] Petrifying springs with tufa formation (Cratoneurion)* 	<p>NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 9.2km north-west of this SAC. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy roads. The proposed works are small scale in nature, and indirect effects to all the terrestrial QI habitats can be ruled out as no pathway for impact exists. There is no hydrological connection between the proposed development and this SAC located in separate hydrological sub-catchments. The development is located in a separate groundwater catchment to this SAC and as such, there is no potential for groundwater pollution.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of connectivity between the works and the SAC, and terrestrial nature of the QIs no potential for indirect effects on the SAC were identified.</p> <p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SAC is not within the Likely Zone of Impact and no further assessment is required.</p>
<p>Wicklow Mountains SAC [002122]</p> <p>Distance: 11.1km</p>	<ul style="list-style-type: none"> ➤ [1355] Otter <i>Lutra lutra</i> ➤ [3110] Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) ➤ [3130] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> 	<p>NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 11.1km north of this SAC. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy roads. The proposed works are small scale in nature, and indirect effects to all the QI habitats and species can be ruled out as no pathway for impact exists. There is no hydrological connection between the proposed development</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ [3160] Natural dystrophic lakes and ponds ➤ [4010] Northern Atlantic wet heaths with <i>Erica tetralix</i> ➤ [4030] European dry heaths ➤ [4060] Alpine and Boreal heaths ➤ [6130] Calaminarian grasslands of the <i>Violetalia calaminariae</i> ➤ [6230] Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) ➤ [7130] Blanket bogs (* if active bog) ➤ [8110] Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) ➤ [8210] Calcareous rocky slopes with chasmophytic vegetation 		<p>and this SAC located in separate hydrological sub-catchments. The development is located in a separate groundwater catchment to this SAC and as such, there is no potential for groundwater pollution.</p> <p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of connectivity between the works and the SAC, no potential for indirect effects on the SAC were identified.</p> <p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SAC is not within the Likely Zone of Impact and no further assessment is required.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ [8220] Siliceous rocky slopes with chasmophytic vegetation ➤ [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles 		
<p>South Dublin Bay SAC [000210]</p> <p>Distance: 14.4km</p>	<ul style="list-style-type: none"> ➤ [1140] Mudflats and sandflats not covered by seawater at low tide 	<p>NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 14.4km west of this SAC with no watercourses within or adjacent to the development site area. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy roads. The proposed works are small scale in nature, and indirect effects to all the QI marine habitat can be ruled out as no pathway for impact exists.</p> <p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of hydrological connectivity between the works and the SAC which are located in separate hydrological sub-catchments, no potential for indirect effects on the SAC were identified.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SAC is not within the Likely Zone of Impact and no further assessment is required.</p>
Special Protection Area (SPA)			
<p>South Dublin Bay and River Tolka Estuary SPA [004024]</p> <p>Distance: 13.5km</p>	<ul style="list-style-type: none"> ➤ [A046] Light-bellied Brent Goose <i>Branta bernicla hrota</i> ➤ [A130] Oystercatcher <i>Haematopus ostralegus</i> ➤ [A137] Ringed Plover <i>Charadrius hiaticula</i> ➤ [A141] Grey Plover <i>Pluvialis squatarola</i> ➤ [A143] Knot <i>Calidris canutus</i> ➤ [A144] Sanderling <i>Calidris alba</i> ➤ [A149] Dunlin <i>Calidris alpina alpina</i> 	<p>NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 13.5km west of this SPA. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy road and does not provide suitable roosting, breeding or significant foraging habitat for any of the SCI bird species and there are no watercourses within or adjacent to the development site area. The proposed works are small scale in nature, and indirect effects to all the coastal SPAs and associated SCI species and wetland habitats can be ruled out as no pathway for impact exists.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ [A157] Bar-tailed Godwit <i>Limosa lapponica</i> ➤ [A162] Redshank <i>Tringa totanus</i> ➤ [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> ➤ [A192] Roseate Tern <i>Sterna dougallii</i> ➤ [A193] Common Tern <i>Sterna hirundo</i> ➤ [A194] Arctic Tern <i>Sterna paradisaea</i> ➤ [A999] Wetlands 		<p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of hydrological connectivity between the works and the SPA which are located in separate hydrological sub-catchments, no potential for indirect effects on the SPA were identified.</p> <p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SPA is not within the Likely Zone of Impact and no further assessment is required</p>
<p>Wicklow Mountains SPA [004040]</p> <p>Distance: 13.6km</p>	<ul style="list-style-type: none"> ➤ [A098] Merlin <i>Falco columbarius</i> ➤ [A103] Peregrine <i>Falco peregrinus</i> 	<p>NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. The proposed works will be confined to the existing built road network.</p> <p>The proposed works area is located 13.6km north of this SPA. The works will be carried out in an already built-up area, in proximity to Lucan and Clondalkin adjacent to existing footpaths and busy roads. The proposed development site is also located outside of the core foraging range of Merlin (5km; SNH 2016) and Peregrine (2km; SNH 2016) and there is no potential for significant impact on either of the SCI species.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 21/08/2023	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>The proposed works are small scale in nature, and indirect effects to both of the SCI species can be ruled out as no pathway for impact exists.</p> <p>Given the nature and small scale of the works to be carried out in an already built-up area within the outskirts of Dublin and the absence of connectivity between the works and the SPA, no potential for indirect effects on the SPA were identified.</p> <p>There is no potential for significant indirect effects, in the absence of mitigation, during the construction or operation of the proposed park and ride facilities on this designated European site.</p> <p>The SPA is not within the Likely Zone of Impact and no further assessment is required.</p>

3.2 Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects

A search and review in relation to plans and projects that may have the potential to result in cumulative and/or in-combination impacts on the ecology of the site was conducted. This assessment focuses on the potential for cumulative in-combination effects on the existing habitats where potential for significant effects was identified. This included a review of online Planning Registers, development plans and other available information and served to identify past and future plans and projects, their activities and their predicted environmental effects. A full list of the Plans and projects considered in relation to the proposed development is available in **Appendix 1**.

3.2.1 Conclusion of Cumulative Assessment

No pathway or mechanism for the proposed development to result in any significant effect on any European Site was identified when considered on its own during the assessment process and therefore there is no potential for it to contribute to any such effects when considered in-combination with any other development. Additionally, any further applications made within the landowner property boundary will be subject to the appropriate assessment process.

The review of plans and projects that is described in **Appendix 1** did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.

4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

4.1 Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- > Review of NPWS Site Synopses, Conservation Objectives for the European Sites
- > Review of 2019, 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- > Review of online web-mappers: National Parks and Wildlife Service (NPWS), EPA, Water Framework Directive (WFD)
- > Review of OS maps and aerial photographs of the site of the proposed project.
- > Review of other plans and projects within the area.
- > Site Visit conducted on the 31st of July 2023 by MKO Ecologists Neansaí O'Donovan and Megan Doyle.

4.2 Concluding Statement

It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

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APPENDIX 1

**LIST OF PLANS AND PROJECTS
CONSIDERED IN THE CUMULATIVE
ASSESSMENT**

1. ASSESSMENT OF CUMULATIVE EFFECTS

A search and review in relation to plans and projects that may have the potential to result in cumulative and/or in-combination impacts on the ecology of the site was conducted. This assessment focuses on the potential for cumulative in-combination effects on the existing habitats where potential for significant effects was identified. This included a review of online Planning Registers, development plans and other available information and served to identify past and future plans and projects, their activities and their predicted environmental effect.

1.1 Plans

The following development plans have been reviewed and taken into consideration as part of this assessment:

- Draft Ireland's 4th National Biodiversity Action Plan 2023-2027
- National Biodiversity Action Plan 2017-2021
- Greater Dublin Area Regional Planning Guidelines 2010-2022
- South Dublin County Development Plan 2022-2028
- Clonburris Strategic Development Zone Planning Scheme 2019

The review focused on policies and objectives that relate to Natura 2000 sites and natural heritage in Table 1-1 below.

Table 1-1 Review of plans

Plan	Key Policies/Issues/Objectives Directly Related to European Sites in The Zone of Influence	Assessment of development compliance with policy
<p>Draft Ireland’s 4th National Biodiversity Action Plan 2023-2027</p>	<p>Objective 2: Meet urgent conservation and restoration needs</p> <p>Outcome 2A: The protection of existing designated areas and species is strengthened and conservation and restoration within the existing protected area network are enhanced</p> <p>Outcome 2B: Biodiversity and ecosystem services in the wider countryside are conserved</p>	<p>The Draft Biodiversity Action Plan was comprehensively reviewed for targets and objectives relating to the Natura 2000 network and other natural heritage interests.</p> <p>The proposed works are small scale within the context of the local environment and will not impact on any Natura 2000 sites or ecosystem services, as evaluated during the appropriate assessment screening process.</p>
<p>National Biodiversity Action Plan 2017-2021</p>	<p>Target 6.2: Sufficiency, coherence, connectivity, and resilience of the protected areas network substantially enhanced by 2020.</p>	<p>There will be no significant effects on designated European sites or their Qualifying Interests as a result of the proposed works.</p> <p>The proposed works are small scale within the context of the local environment, will not impact on the connectivity within the wider area.</p>
<p>Greater Dublin Area Regional Planning Guidelines 2010-2022</p>	<p>Strategic Policy GIP2: To protect and conserve the natural environment, in particular nationally important and EU designated sites such as Special Protection Areas, Candidate Special Areas of Conservation and proposed Natural Heritage Areas, protected habitats and species, and habitats and species of local biodiversity value. This policy also includes new or extended ecological sites that are notified or designated in the lifetime of the RPGs. Appropriate measures to protect Natura 2000 sites should be identified at the initial stages of all planning processes and included as a material consideration in order to inform future development.</p>	<p>The Development plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network and other natural heritage interests.</p> <p>The proposed works are small scale within the context of the local environment and will not impact on any Natura 2000 sites or ecosystem</p>

		services, as evaluated during the Appropriate Assessment screening process.
<p>South Dublin County Development Plan 2022-2028</p>	<p>Policy NCBH2: Biodiversity: Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.</p> <p>NCBH2 Objective 1: To support the implementation of the National Biodiversity Action Plan (2017- 2021) and the All-Ireland Pollinator Plan (2021-2025) and to support the adoption and implementation of the South Dublin County Biodiversity Action Plan (2020-2026) and Pollinator Action Plan (2021-2025) and any superseding plans.</p> <p>NCBH2 Objective 2: To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.</p> <p>NCBH2 Objective 3: To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive.</p> <p>Policy NCBH3: Natura 2000 Sites: Conserve and protect Natura 2000 sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.</p> <p>NCBH3 Objective 1: To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the County and promote the favourable conservation status of the habitats and species integral to these sites.</p>	<p>The Development plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network and other natural heritage interests.</p> <p>The proposed development is being adequately assessed, following Habitats Directive guidelines and considering its potential impacts on local and European biodiversity. No potential for cumulative impacts when considered in conjunction with the current proposal were identified.</p> <p>There will be no impact on the integrity of any designated sites as a result of the proposed works.</p>

	<p>NCBH3 Objective 2: To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such a significant adverse effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.</p> <p>NCBH3 Objective 3: To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a development proposal is likely or might have such a significant adverse effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.</p>	
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<p>Clonburris Strategic Development Zone Planning Scheme 2019</p>	<p>Section 2.11 Biodiversity and Natural Heritage Key principles:</p> <ul style="list-style-type: none">• To seek to protect and enhance natural, built and cultural heritage features, where appropriate, such as the Grand Canal, streams, Protected Structures and barony and townland boundary hedgerows;• To avoid or minimise the impact on protected species and their habitats;• Incorporate biodiversity and heritage into new developments.	<p>The Planning Scheme was comprehensively reviewed for targets and objectives relating to the Natura 2000 network and other natural heritage interests.</p> <p>The proposed works are small scale within the context of the local environment and will not impact on any Natura 2000 sites, biodiversity, heritage or ecosystem services, as evaluated during the appropriate assessment screening process.</p>
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Other Projects

Assessment material for this in-combination impact assessment was compiled on the relevant developments within the vicinity of the Proposed Development and was verified on the 04/10/2023. The material was gathered through a search of relevant online Planning Registers, reviews of relevant documents, planning application details and planning drawings, and served to identify past and future projects, their activities, and their environmental impacts. All relevant projects were considered in relation to the potential for in-combination effects. All relevant data was reviewed (e.g., individual EISs/EIARs, layouts, drawings etc.) for all relevant projects where available. The projects considered include those listed below which consisted mainly of small-scale domestic developments and upgrades.

- Permission for the construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments {88 in CSW-S4 & 60 in CSW-S3} comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units {6 two bed & 6 three bed units}, all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 {4 storeys} comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSW-S4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east {along with provision of internal haul routes {for construction} to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; this application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 {Fonhill Road} to the east and the R136 to the west. (Planning ref.: SDZ21A/0022),
- Permission to part demolish existing boundary wall to side of dwelling and construct new single storey extension to side/rear of dwelling; associated site works. (Planning ref.: SD19B/0284),
- 10 year permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future development of the southern half of the overall Strategic Development Zone (SDZ) lands; the roads infrastructure works are for the construction of c.

4.0km of a new road, known as Clonburris Southern Link Street, generally consisting of 7m wide single carriageway, plus on either side of the carriageway landscaped verges, 1.75m wide off-road cycle tracks and 2m wide footpath including public lighting, trees, 288 on-street car parking spaces (including 26 disabled parking spaces), pedestrian crossings, bus stops, a number of vehicular access spurs to facilitate future development of adjoining lands, a total of 8 new junctions (including 3 junctions to facilitate future road developments within the SDZ; 2 junctions with proposed local access roads and 3 new junctions with Hayden's Lane, Lynch's Lane and Ninth Lock Road) and alterations to 4 existing junctions on Newcastle Road (R120), Grange Castle Road (R136), Fonthill Road (R113) and also to the existing access road to Park and Ride facilities at both Kishoge Station and at Fonthill Station; alterations to the existing public roads Newcastle Road (R120), Hayden's Lane Access Road, Hayden's Lane, Lynch's Lane, Grange Castle Road (R136), Fonthill Road (R113) and Ninth Lock Road arising from new junctions with the Clonburris Southern Link Street consisting of reconfiguration of a c.165m long section of Newcastle Road (R120) including road widening and revisions to layout of junction with Hayden's Lane Access Road; incorporation of Hayden's Lane Access Road into proposed Clonburris Southern Link Street; provision of new junction with Hayden's Lane and Clonburris Southern Link Street; incorporation of a c. 26m long section of Lynch's Lane into proposed Southern Link Street and provision of a new junction with Clonburris Southern Link Street; reconfiguration of a c. 260m long section of Grange Castle Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c. 250m long section of Fonthill Road, including road widening and replacement of existing roundabout with signalised junction; reconfiguration of a c.125m long section on Ninth Lock Road including road widening and provision of a new junction with Clonburris Southern Link Street; construction of 2 local access roads, consisting of c. 110m long road extending north from Clonburris Southern Link Street and providing access to proposed foul pumping station and generally consisting of a 6m wide single carriageway plus on either side of the carriageway 2m wide footpath including public lighting, 2 set-down parking spaces and vehicular access to proposed foul water pumping station; north/south Link Street (c. 240m in length) extending north from southern Link Street to the Kildare-Cork railway line and generally consisting of a 7m wide single carriageway plus on either side of the carriageway 1.3m wide landscaped verge, 1.75m wide off-road cycle lane, 2m wide footpath including public lighting and 2 vehicular access spurs to facilitate future development of adjoining lands; the drainage infrastructure works include 8 attenuation systems (with outfalls to Griffeen River, Kilmahuddrick Stream and existing storm sewers) including 4 ponds, 2 modular underground storage systems and 2 detention basins combined with modular underground storage systems all adjacent to proposed Clonburris Southern Link Street; surface water drainage culverts to existing watercourses; flood water compensation area adjacent to Griffeen River; surface water drainage and water supply trunk infrastructure within proposed road corridors; wastewater infrastructure including a foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SDZ lands (including future Irish Water pumping station) and to connect to the existing sewer network in Cappaghmore housing estate; ducting for public electrical services and utilities and the diversion of existing utilities is provided for within the proposed road corridor; Permission is also sought for all ancillary site and development and landscape works associated with the development including hard and soft landscaping, boundary treatments, road markings and signage, enabling works and temporary construction works (including site accommodation, site compounds and temporary boundary fencing); the application is made in accordance with Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Zone Planning Scheme Area as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies the application. (Planning ref.: SDZ20A/0021),

- Permission for a 2 storey modular classroom building and a single storey toilet building, steel framed covered walkway structure linking to the existing school, relocation of existing bicycle shelters and all associated site development work. (Planning ref.: SD20A/0109),
- Permission for the demolition of existing single storey vacant house, garage and outhouse (total gross floor area (GFA) c.291.2sq.m) and removal of existing temporary construction car park; Construction of a single 1-4 storey Central Administration Building and 2 2-storey (with mezzanine) data centres (DUB14 & DUB15) all to be located west of data centres DUB9, DUB10, DUB12 & DUB13 within the MS campus; The Central Administration Building (c.6.03m to c.19.85m high) will comprise central office administration, with staff cafeteria, staff gym and reception (GFA c.3,520sq.m), with provision of

PV panels on the roof; each data centre (c.15.6m high to parapet height and c.18.65m to top of roof plant) will include data halls, admin blocks (comprising offices, canteen, loading dock, storage and ancillary areas) and a variety of mechanical and electrical plant areas/structures including Modular Electrical Rooms (MERs), battery rooms and transformer areas. GFA of DUB14 is c.28,072sq.m and GFA of DUB15 is c.28,173sq.m (c.56,246sq.m in total); DUB14 will also include 21 diesel generators and associated sub-stations (E-houses) and 11 mechanical flues (each c.30.75m high); Provision of a gas generator compound (to serve DUB15) containing 20 generators, 5 E-houses and 5 flues (c.25m max height); Provision of a Gas Networks Ireland gas skid including 3 kiosk buildings; Expansion of existing electrical sub-station compound (originally granted under SD07A/0632) to provide 3 additional transformer bays. 3 E-houses and 1 control room, 2 auxiliary transformers; 2 sprinkler tank and pump house areas, 1 additional rainwater harvesting plant; Provision of 168 permanent car parking spaces and 40 cycle parking spaces; Provision of additional western access to the MS campus (to serve the Central Administration Building) from the Business Park estate road (including bridge over the Griffeen River) with existing temporary access to be extinguished; Physical integration with the remainder of the existing MS campus (including internal access roads and landscaping) with associated modifications to the western boundary of the DUB09/DUB10/DUB12/DUB13 data centre development as permitted under SD16A/0088; Provision of a new temporary construction car park (with 802 car spaces, shuttle bus stop and shelter) on site north of the main entrance to the business park; Total gross floor area of the development will be c.59,766sq.m; All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing) and associated works; An Environmental Impact Assessment Report (EIAR) has been submitted with this application; The application relates to a development which comprises an activity requiring an integrated pollution prevention and control (IE) licence. (Planning ref.: SD20A/0283),

- Permission for the continued use for a period of 3 years of the existing 30 metre high, free standing lattice communications structure carrying associated communication equipment to be shared with third party operators, all within a 2.4m high palisade compound following parent permission SD13A/0125. The proposed development is located with the Clonburris Strategic Development Zone. (Planning ref.: SD18A/0378)
- Permission for the construction of single storey extensions to rear and side of existing dwelling; new detached domestic shed to side of dwelling; all associated site works. (Planning ref.: SD21B/0546)
- Permission for the (1) Conversion of existing attic to non-habitable storage use; (2) remodel of existing hip roof profile to half 'Dutch' hip to the side; (3) provision of dormer to the rear. (Planning ref.: SD19B/0040)
- Permission for the (1) Conversion of existing attic to non-habitable storage use; (2) remodel of existing hip roof profile to half 'Dutch' hip to the side; (3) provision of dormer to the rear. (Planning ref.: SD19B/0041)
- Permission for the conversion of existing attic space comprising of modification of existing roof structure; raise gable c/w window and 'Dutch' hip; new access stairs and flat roof dormer to the rear. (Planning ref.: SD21B/0309)
- Permission for the conversion of existing attic space comprising modification of existing roof structure; raising existing gable c/w window and 'Dutch' hip; new access stairs and flat roof dormer to the rear. (Planning ref.: SD22B/0101)
- Permission for the construction of single storey extension to rear and side of existing dwelling, and all associated siteworks. (Planning ref.: SD21B/0453)
- Permission for an attic conversion to storage space to include the following: main hipped roof design changed to a gable style roof with a small 'Dutch' hip design, 5 roof lights incorporated on the main roof structure of the rear elevation, new gable wall constructed with matching materials to that of the main house. (Planning ref.: SD21B/0012)
- Permission for a single storey standalone extension to the rear and attic conversion with all associated site works. (Planning ref.: SD20B/0258)
- Permission for 118 residential units made up of houses, duplexes, triplexes, an apartment building, landscape works, total site area approx. 2.5 ha (net). The works comprise: 11 Three-bed houses, 11 Four-bed houses, 25 Duplex Units comprising 2 units each (i.e. – 50 units), 9 3 stacked simplexes comprising 3 units each (i.e. – 27 units), a 4 storey Apartment building comprising 19 Apartments, 112 parking spaces, 24 visitor cycle parking, ESB substation, high quality amenity spaces, landscape

works, roundabout at the entrance to the development from Bawnogue Road, SUDS measures and all associated ancillary site development works. (Planning ref.: SD228/0001)

- Permission for a Social and Affordable housing development comprising of 263 residential units on a site located on lands within Clonburris SDZ, in the subsector known as Kishogue South West which is located on Lynch's Lane to the East of the R136 Outer Ring Road. (Planning ref.: SD228/0003)
- Permission for a 3 storey, 1,000 pupil post primary school (Roll no. 76454S) including a 4 classroom Special Educational Needs Unit with a gross floor area of 11,443sq.m including sports hall and all ancillary teacher & pupil facilities; bicycle parking; staff parking; vehicle drop off/set down areas; internal access roads; hard and soft play areas; piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation, ramps & stairs; signage; changes in level and all associated site development and excavation works above and below ground all on a site bounded to the east by the R136 Outer Ring, to the north by the existing site adjacent to south of Griffeen Avenue, to the west to existing site adjacent to Lucan East Educate Together National School and to the south to existing site adjacent to Adamstown Link Road. The proposed development is located within the Clonburris Strategic Development Zone Planning Scheme 2019 area. (Planning ref.: SDZ21A/0013)
- Planning Scheme Strategic Development Zone S169(6) for the Balgaddy - Clonburris Strategic Development Zone Planning Scheme (An Bord Pleanála Case reference: ZD06S.301962)
- Permission for the part demolition of existing single storey extension to the rear of the house and construction of a two storey extension to the side of the existing house which will incorporate a garage at ground floor level and en-suite bedroom at first floor level. (Planning ref.: SD19B/0364)
- 7 year Planning Permission for development at site of c. 13.75 hectares (on 2 parcels of land consisting of construction of 565 dwellings (mixture of apartments, duplex apartments and houses) in the Clonburris Development Areas CSW-S1 & CSW-S2 of the Clonburris SDZ Planning Scheme 2019 as follows a) 230 houses comprising 1 two bedroom house, 217 three bedroom houses and 12 four bedroom houses, all 2 storey (house types H3, H4, H4S, H5, H6 - 3 no. storeys) comprising semi-detached, terraced, end terrace units (with parking, solar panels and private open space); b) 216 duplex apartments/apartments comprising 108 two bedroom units and 108 three bedroom units, in 20 no. 3 no. storey buildings (in a series of 4, 6, 7, 8 & 9 terraced blocks); c) 119 apartments as follows: Block 81 (4 storeys) consists of 72 apartments (33 one bedroom & 39 two bedroom apartments); Block 82 (4 storeys) consists of 47 apartments (17 one bedroom apartments & 30 two bedroom apartments (all apartments to have terrace or balcony); d) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east; e) Public Open Space/landscaping of c. 3 hectares (to include Grand Canal Park along the southern boundary of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units; f) The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (675 spaces) and bicycle parking (998 spaces), single storey ESB substations/bike/bin stores, green roofs and solar panels at roof level of apartments, and all ancillary site development / construction works; g) Permission is also sought for provision of and connection to water supply foul drainage infrastructure; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 all on wider lands bounded generally by the Dublin-Cork railway line to the north, the Grand Canal to the south, and undeveloped lands to the east and west and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; An Environmental Impact Assessment Report accompanies this planning application. (Planning ref.: SDZ23A/0018) - Further information Requested 20/07/2023
- Railway Order Application for the DART+ South West Electrified Heavy Railway Order - Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin (An Bord Pleanála Case reference: NA06S.316119) Case is due to be decided by 18/09/2023

Conclusion of Cumulative Assessment

No pathway or mechanism for the proposed development to result in any significant effect on any European Site was identified when considered on its own during the assessment process and therefore there is no potential for

it to contribute to any such effects when considered in-combination with any other development. Additionally, any further applications made within the landowner property boundary will be subject to the appropriate assessment process.

The review of plans and projects that is described above did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.

