

APPROPRIATE ASSESSMENT SCREENING REPORT OF A PROPOSED DEVELOPMENT AT ALPINE HEIGHTS, CLONDALKIN, DUBLIN 22.

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DOCUMENT CONTROL

	
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EXECUTIVE SUMMARY

The proposed housing development at Alpine Heights, Clondalkin, Dublin 22 will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The proposed development is within 15km of five Special Areas of Conservation and three Special Protection Areas. As such, in accordance with the Precautionary Principle, the proposed development required Appropriate Assessment screening in order to comply with article 6(3) of the Habitats Directive. FERS Ltd was commissioned to undertake an Appropriate Assessment screening exercise regarding the potential impacts of the proposed development on the Natura 2000 network.

Screening having identified no significant potential negative impacts, Phase II Appropriate Assessment was deemed not to be required in this instance. Following an examination, analysis, and evaluation of the relevant information, and applying the precautionary principle, it is considered that there would be no adverse impact of the proposed development on the Qualifying Interests, nor the attainment of specific conservation objectives, either alone or in-combination with other plans or projects on the Natura 2000 sites described herein.

1 Introduction

1.1 FERS Ltd. Company background

Forest, Environmental Research and Services have been conducting ecological surveys and research since the company's formation in 2005 by Dr Patrick Moran and Dr Kevin Black. Dr Moran, the principal ecologist with FERS, holds a 1st class honours degree in Environmental Biology (UCD), a Ph.D. in Ecology (UCD), a Diploma in EIA and SEA management (UCD) a Diploma in Environmental and Planning Law (King's Inn) and a M.Sc. in Geographical Information Systems and Remote Sensing (University of Ulster, Coleraine). Patrick has in excess of 20 years of experience in carrying out ecological surveys on both an academic and a professional basis. Dr Emma Reeves, senior ecologist with FERS holds a 1st class honours degree in Botany, and a Ph.D. in Botany. Emma has in excess of 15 years of experience in undertaking ecological surveys on an academic and professional basis. Ciarán Byrne, a senior ecologist with FERS holds a 1st class honours degree in Environmental Management (DIT) and a M.Sc. in Applied Science/Ecological Assessment (UCC). Ciarán has in excess of 10 years in undertaking ecological surveys on both an academic and a professional basis.

FERS client list includes National Parks and Wildlife Service, An Bord Pleanála, various County Councils, the Heritage Council, Teagasc, University College Dublin, the Environmental Protection Agency, Inland Waterways Association of Ireland, the Department of Agriculture, the Office of Public Works and Coillte in addition to numerous private individuals and companies. FERS Ltd. has prepared in excess of 300 Appropriate Assessment Screenings/Natura Impact Statements for a wide range of plans and projects.

1.2 The aim of this report

This report has been prepared in compliance with Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DoEHLG 2009, February 2010) and the European Communities (Birds and Natural Habitats) Regulations 2011 (DoEHLG, 2011) in support of the Appropriate Assessment of a proposed development at Alpine Heights, Clondalkin, Dublin 22. This report provides the information required in order to establish whether or not the proposed development is likely to have a significant ecological impact on any Natura 2000 sites, in the context of their conservation objectives and specifically on the habitats and species for which the sites have been designated. It must be noted there have been several recent judgements in Europe relating to Appropriate Assessment screening, and that the findings of this report must take into account the decisions made in those cases.

This report has similarly been prepared with regard to relevant rulings by the Court of Justice of the European Union (CJEU), the High Court, and the Supreme Court including but not limited to:

- [2013] C-258/11 Peter Sweetman and Others v An Bord Pleanála. The CJEU ruled that Article 6 (3) of Council Directive 92/43 / EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that a project not directly linked to it is not immediately necessary for the management of a site to prejudice the integrity of that site if it is likely to prevent the preservation of the constituent characteristics of the site concerned in relation to the presence of a natural priority habitat whose purpose is to maintain gave the reason for registering that site in the list of sites of Community importance within the meaning of that directive. For this verification, the precautionary principle must be applied;
- [2018] C – 164/17 Edel Grace and Peter Sweetman v An Bord Pleanála. The CJEU ruled that Article 6 of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that, where it is intended to carry out a project on a site designated for the protection and conservation of certain species, of which the area suitable for providing for the needs of a protected species fluctuates over time, and the temporary or permanent effect of that project will be that some parts of the site will no longer be able to provide a suitable habitat for the species in question, the fact that the project includes measures to ensure that, after an appropriate assessment of the implications of the project has been carried out and throughout the lifetime of the project, the part of the site that is in fact likely to provide a suitable habitat will not be reduced and indeed may be enhanced may not be taken into account for the purpose of the assessment that must be carried out in accordance with Article 6(3) of the directive to ensure that the project in question will not adversely affect the integrity of the site concerned; that fact falls to be considered, if need be, under Article 6(4) of the directive;
- [2018] C-323/17 People Over Wind and Sweetman v Coillte Teoranta - The (CJEU) ruled that Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site;
- [2018] C-461/17 Holohan v An Bord Pleanála – The CJEU ruled that:

1. Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that an ‘appropriate assessment’ must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.
 2. Article 6(3) of Directive 92/43 must be interpreted as meaning that the competent authority is permitted to grant to a plan or project consent which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.
 3. Article 6(3) of Directive 92/43 must be interpreted as meaning that, where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the ‘appropriate assessment’ must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.
 4. Article 5(1) and (3) of, and Annex IV to, Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment, must be interpreted as meaning that the developer is obliged to supply information that expressly addresses the significant effects of its project on all species identified in the statement that is supplied pursuant to those provisions.
 5. Article 5(3)(d) of Directive 2011/92 must be interpreted as meaning that the developer must supply information in relation to the environmental impact of both the chosen option and of all the main alternatives studied by the developer, together with the reasons for his choice, taking into account at least the environmental effects, even if such an alternative was rejected at an early stage.
- [2018] IESC 31 Connelly v An Bord Pleanála – Appropriate Assessment must contain complete, precise and definitive findings;
 - [2019] IEHC 84 Kelly v An Bord Pleanála - The Irish High Court concluded that SUDS form part of the development and are not mitigation measures which a competent authority cannot consider at the screening for AA stage.
 - [2023] Opinion of Advocate General Kokott on Eco Advocacy CLG [2023] CJEU C-721/21.

In addition, there have been a number of Judicial Reviews that have the potential to influence the findings of this Appropriate Assessment screening (e.g. [2020] No. 238 J.R.).

1.3 An outline of the Appropriate Assessment process

The “Habitats Directive” (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna) is the main legislative instrument for the protection and conservation of biodiversity within the European Union and lists certain habitats and species that must be protected within wildlife conservation areas, considered to be important at a European as well as at a national level. A “Special Conservation Area” or SAC is a designation under the Habitats Directive.

The “Birds Directive” (Council Directive 2009/147/EC on the Conservation of Wild Birds) provides for a network of sites in all member states to protect birds at their breeding, feeding, roosting and wintering areas. This directive identifies species that are rare, in danger of extinction or vulnerable to changes in habitat and which need protection. A “Special Protection Area” or SPA, is a designation under The Birds Directive.

Special Areas of Conservation and Special Protection Areas form a pan-European network of protected sites known as Natura 2000 sites.

The Habitats Directive sets out the protocol for the protection and management of SACs. The Directive sets out key elements of the system of protection including the requirement for Appropriate Assessment of plans and projects. The requirements for an Appropriate Assessment are set out in the EU Habitats Directive. Articles 6(3) and 6(4) of the Directive respectively, state:

“...Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications 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 adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public...”

“...If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of over-riding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted...”

1.4 Methodology for Appropriate Assessment

1.4.1 Guidance

A number of guidance documents on the appropriate assessment process have been consulted during the preparation of this appropriate assessment screening. These are:

- Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (2000);
- Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (Nov. 2001 – published 2002);
- EU Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (2007);
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG 2009, Revised February 2010);
- European Communities (Birds and Natural Habitats) Regulations 2011 (DoEHLG 2011); and
- Commission notice "Managing Natura 2000 sites The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Brussels, 21.11.2018 C(2018) 7621 final.

The assessment requirements of Article 6 are generally dealt with in a stage-by-stage approach. The stages as outlined in "Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities" are:

Stage (1) Screening – Appropriate Assessment (Habitats Directive) Screening report

This initial process identifies the likely impacts of a proposed project or plan upon a Natura 2000 site, either alone, or in combination with other projects or plans and considers whether these impacts are likely to be significant. Please note that judgement in the ECJ (C323/17) found that:

"...Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site..."

The deliverable of the screening process is a screening report.

Stage (2) Appropriate Assessment – preparation of Natura Impact Statement (NIS)

The consideration of the impact of the project or plan on the integrity of the Natura 2000 Site, either alone or in combination with other projects or plans to the sites structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts. The deliverable of this stage in the Appropriate Assessment process is a Natura Impact Statement.

Stage (3) Assessment of Alternative Solutions

The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

Stage (4) Assessment where Adverse Impacts Remain

An assessment of compensatory measures where, in the light of an assessment of Imperative Reasons of Overriding Public Interest (IROPI), it is deemed that the project or plan should proceed.

At each stage, there is a determination as to whether a further stage in the Appropriate Assessment process is required. If, for example, the conclusions of the Screening stage indicate that there will be no significant impacts on the Natura 2000 site, there is no requirement to proceed further. Appropriate Assessment stages 1 and 2 deal with the main requirements for assessment under Article 6.3. Stage 3 may be part of Article 6(3) or a necessary precursor for Stage 4. This report is comprised of the ecological impact assessment and testing required under the provisions of Article 6(3) by means of the first stage of Appropriate Assessment, the screening process (as set out in the EU Guidance documents).

EU guidance states:

“...This stage examines the likely effects of a project or plan, either alone or in combination with other projects or plans, upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant...”

This report has been undertaken in accordance with the European Commission’s Guidance on Appropriate Assessment (European Commission, 2001) which comprises the following:

1. Description of the Plan.
2. Identification of Natura 2000 sites potentially affected by the Plan.

3. Identification and description of individual and cumulative impacts likely to result from the Plan.
4. Assessment of the significance of the impacts identified on the conservation objectives of the site(s).
5. Exclusion of sites where it can be objectively concluded that there will be no significant impacts on conservation objectives.

1.4.2 Desktop study

A desk study to collate relevant environmental information pertaining to the proposed development was undertaken to inform this appropriate assessment. The following sources were consulted:

- NPWS boundary data shapefiles for SACs (SAC_ITM_2024_01), SPAs (SPA_ITM_2023_05), NHAs (NHA_ITM_2019_06) and pNHAs (pNHA_ITM_2015_11).
- NPWS habitat/species datasets including National Survey of Native Woodlands (2003-2008), Ancient and Long-established Woodland), *Margaritifera* sensitive areas, Irish Semi-natural Grassland Survey.
- National Biodiversity Data Centre mapping of species of conservation concern, available from <https://maps.biodiversityireland.ie/>
- Site documents for relevant Natura 2000 sites including Site Synopses, Conservation Objectives and Natura 2000 Standard Data forms.
- Information outlined in NPWS (2019a) and NPWS (2019b) Article 17 reporting on the conservation status of habitats (Annex I) and species (Annex II, IV and V).
- EPA online mapping data including surface and groundwater quality, water features, river catchment boundaries, groundwater bodies, wastewater/IPPC/waste emission points, pressures on rivers/lakes/groundwater, rivers/groundwater in SAC habitats, rivers/surface waters in SPA habitats, drinking water – rivers/lakes/groundwater, etc.
- OSI Geohive online mapping data including historic 6-inch mapping (1837-1842), satellite imagery (1995, 2000, 2005, 2005-2012, Aerial Premium), contours, soils, geology etc.

1.4.3 Field survey

A site visit was undertaken on the 9th of February 2024 by FERS Ltd. senior ecologist Ciarán Byrne. A walkover survey of the site was undertaken with aim of assessing the following in particular:

- Habitats present within and adjacent to the site. Habitats were classified to Fossitt (2000) level 3 classification and mapped following guidance in Smith et al (2011). Descriptions of habitats including species composition and structure were compiled and representative photos of habitats were taken.
- Presence or potential for QIs/SCIs of relevant Natura 2000 sites to occur.
- Hydrological connectivity of the site with proximate watercourses. Point locations of any drains and watercourses identified during the survey were mapped and photographed.
- Presence of invasive alien species as listed on the third schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended by SI 355/2015.

2 Appropriate Assessment Screening

Following the guidelines set out by NPWS (2009), Appropriate Assessment Screening (Phase I Appropriate Assessment) is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3) of the EU Habitats Directive. According to the guidelines as laid by NPWS (2009), Appropriate Assessment Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

- (1) Is the plan or project directly connected to or necessary for the management of the site?
- (2) Is the plan or project, alone or in combination with other such plans or projects likely to have significant negative effects on a Natura 2000 site(s) in view of the conservation objectives of that site(s)?

The proposed development does not comply with the first screening test (i.e. the proposed development is not directly connected to, or necessary for the management of any Natura 2000 site). The screening exercise will therefore inform the Appropriate Assessment process in determining whether the proposed development, alone or in combination with other plans and projects, has any potential to have significant effects on the Natura 2000 sites within the study area. If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then applying the Precautionary Principle and in accordance with Article 6(3) of the Habitats Directive, a Stage 2 Appropriate Assessment is required stage, i.e., *“The consideration of the impact of the project or plan on the integrity of the Natura 2000 Site, either alone or in combination with other projects or plans to the sites structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.”*

2.1 Description of proposed development

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22. The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The sequence of works will be determined by the appointed Contractor and will be designed to minimise impact on the site and surrounds. A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed Contractor. It is anticipated that the equipment to be used would be commensurate with a project of similar scope.

The machinery and equipment to be utilised on site will be determined by the appointed Contractor. The equipment to be used would be commensurate with a project of similar scope and its use will seek to minimise impact on the site and surrounds.

A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed contractor. The report will outline mitigation measures which will be implemented to ensure that pollution and nuisances arising from site clearance (and construction activities in general) is prevented where possible and managed in accordance with best practice environmental protection.

The proposed development site is not bounded by any watercourses or ditches. The site is located within the River Camac Catchment, with the River Camac approximately 500m south of the proposed site. Flood mapping provided by the OPW shows the site to be clear of any fluvial flood risk. The site is shown to be clear of any coastal flooding. The proposed site is located just outside the area covered by the Dublin Pluvial Study which indicates areas of potential surface water flooding. The areas around the proposed development site covered by the study are shown to be clear of pluvial flooding. A

review of historic flood event data on the OPW website indicates no flood events recorded in the vicinity of the site.

The proposed development will look to utilise Sustainable Drainage Systems (SuDS) where possible to control the flow of surface water runoff generated by the development. Flow will be collected at source and treated by a comprehensive treatment trains of SuDS methods. Flow leaving the site will discharge to an adjacent storm sewer and flow restricted to match predevelopment greenfield rates so as not to have a detrimental impact on flooding downstream of the site.

The site is located in an ecologically sensitive area, within 15 km of five SACs and one SPA. The approximate location of the proposed development site is illustrated in Figure 1, Figure 2 and Figure 3. An excerpt from Paul Keogh Architects drawings of a proposed site layout plan is illustrated in Figure 4.

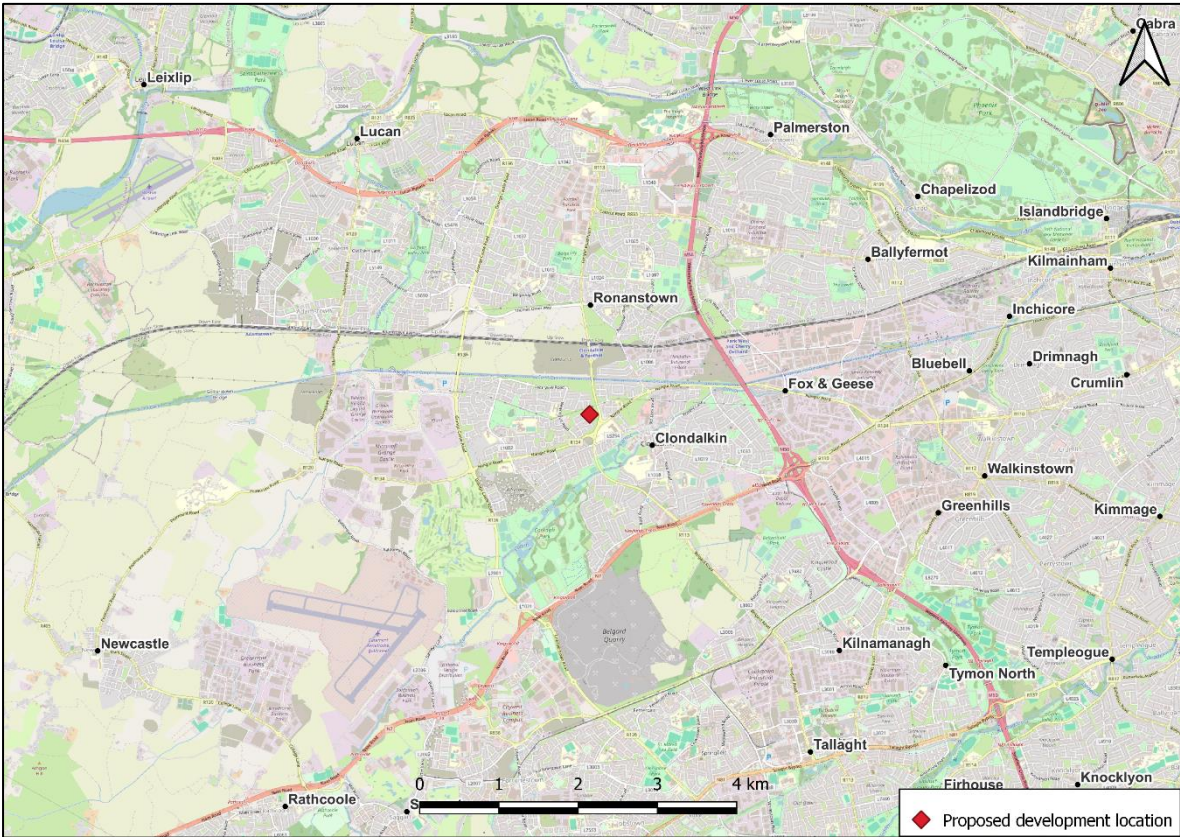


Figure 1: Approximate location of proposed development (1:50,000).

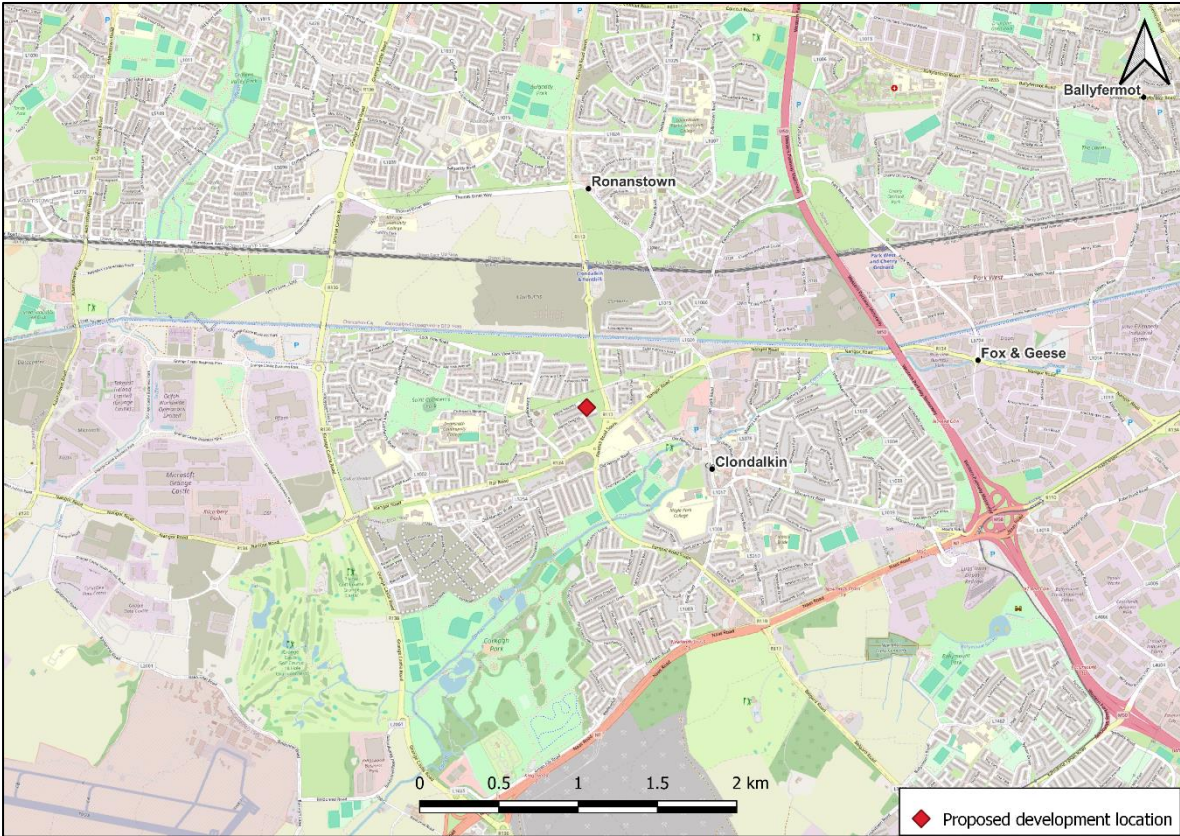


Figure 2: Approximate location of proposed development (1:25,000).



Figure 3: Proposed development relative to surrounding habitats (1:1,000).

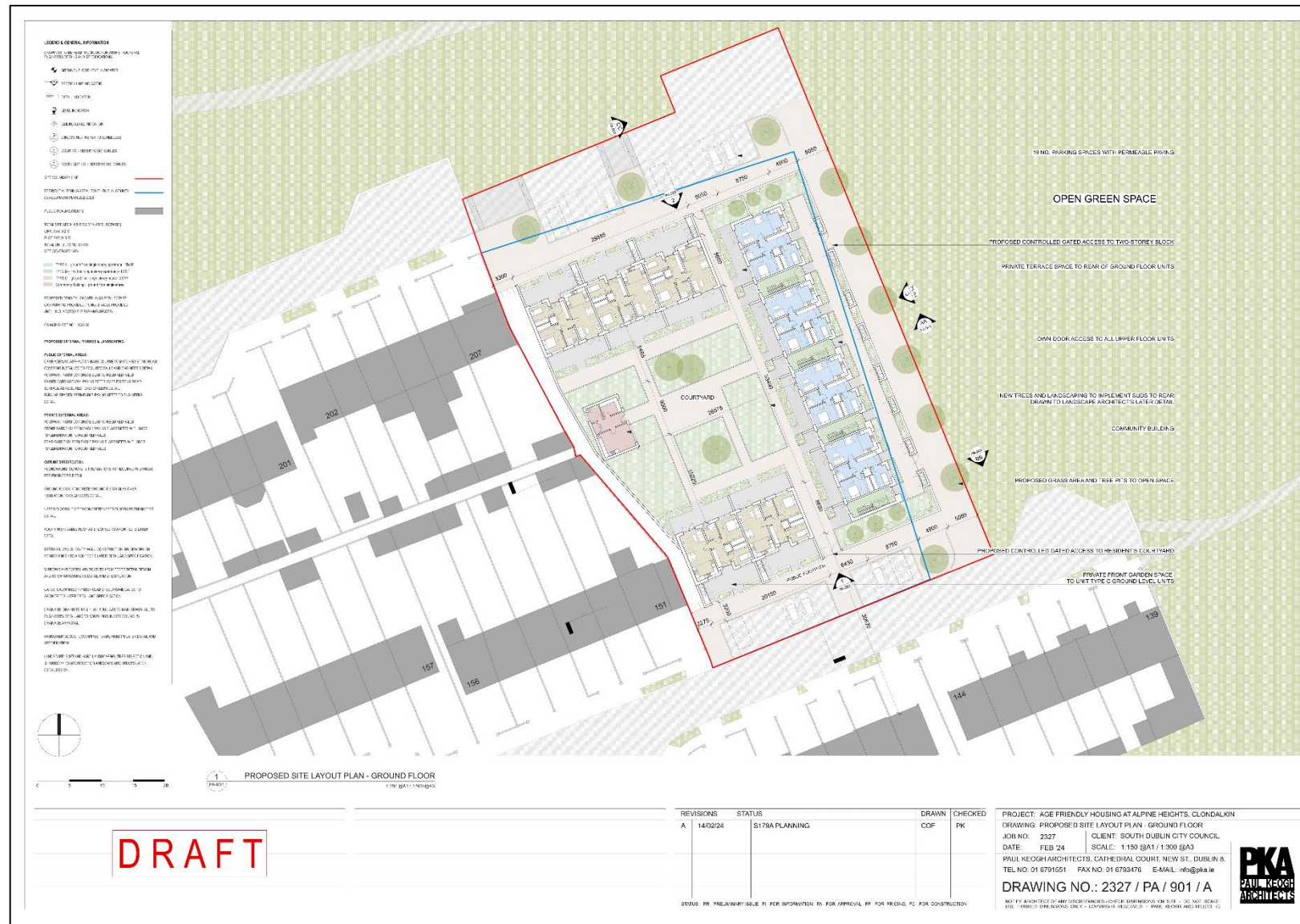


Figure 4: Architect drawing of the proposed site layout plan.

2.2 Desktop study

2.2.1 National Biodiversity Data Centre notable records

The geographical scope of the assessment is to determine if the proposed development has the potential to have any significant negative impact on the Natura 2000 sites occurring within 15 km of the proposed development. The NBDC database was accessed on 12/02/2024 in order to query records of species of “Conservation Concern (including invasive species)” occurring within:

- the 1km grid square (O0631) in which the proposed development is located (See Figure 5); and
- the Clonburris townland which incorporates sections of the proximate Grand Canal pNHA, located to the north of the proposed development (See Figure 6).

The species of conservation concern as recorded within the queried 1km grid square O0631 are illustrated in Table 1. The species of conservation concern as recorded within the queried Clonburris Great townland are illustrated in Table 2. No invasive species were identified with the O0631 grid square. Invasive species as recorded within the queried Clonburris Great townland are illustrated in Table 3.



Figure 5: Queried 1km grid square O0631 in relation to the proposed development.



Figure 6: Queried Clonburris Great townland in relation to the proposed development and the Grand Canal pNHA (1:6,000).

Table 1: Species of conservation concern recorded in queried 1km grid square O0631 in which the proposed development is located. BD = Birds Directive, HD = Habitats Directive, FPO = Flora Protection Order 2015, WA = Wildlife Acts, BOCCI = Birds of Conservation Concern 2020.

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
Amphibians	<i>Common Frog Rana temporaria</i>	1997				V		WA	LC	
Bees	<i>Red-tailed Bumblebee Bombus lapidarius</i>	2018							NT	
	<i>Moss Carder Bee Bombus muscorum</i>	2018							NT	
Birds	<i>Grey Wagtail Motacilla cinerea</i>									Red
Mammals	<i>Hedgehog Erinaceus europaeus</i>	2022						WA	LC	
	<i>Leisler's Bat Nyctalus leisleri</i>	2011			IV			WA	LC	
	<i>Common Pipistrelle Pipistrellus pipistrellus</i>	2011			IV			WA	LC	
	<i>Soprano Pipistrelle Pipistrellus pygmaeus</i>	2011			IV			WA	LC	
	<i>Pygmy Shrew Sorex minutus</i>	2015						WA	LC	

Table 2: Species of conservation concern recorded in queried Clonburris Great townland in which the proposed development is located. BD = Birds Directive, HD = Habitats Directive, FPO = Flora Protection Order 2015, WA = Wildlife Acts, BOCCI = Birds of Conservation Concern 2020.

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
Amphibians	<i>Common Newt Lissotriton vulgaris</i>	1997						WA	LC	
	<i>Common Frog Rana temporaria</i>	1973				V		WA	LC	
Bees	<i>Buffish Mining Bee Andrena nigroaenea</i>	1925							VU	
	<i>Small Sallow Mining Bee Andrena praecox</i>	1978							VU	
	<i>Moss Carder Bee Bombus muscorum</i>	1978							NT	
Birds	<i>Kingfisher Alcedo atthis</i>	2011	I							Amber
	<i>Pintail Anas acuta</i>	2011								Amber
	<i>Teal Anas crecca</i>	2011								Amber
	<i>Black-headed Gull Larus ridibundus</i>	2011								Amber
	<i>Goldcrest Regulus regulus</i>	2011								Amber
	<i>Golden Plover Pluvialis apricaria</i>	2011	I							Red
	<i>Pochard Aythya ferina</i>	2011								Red
	<i>Tufted Duck Aythya fuligula</i>	2011								Amber
	<i>Greenfinch Chloris chloris</i>	2011								Amber
<i>Herring Gull Larus argentatus</i>	2011								Amber	

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
	<i>House Martin Delichon urbicum</i>	2011								Amber
	<i>Corncrake Crex crex</i>	1991	I							Red
	<i>Whooper Swan Cygnus cygnus</i>	2011	I							Amber
	<i>Mute Swan Cygnus olor</i>	2011								Amber
	<i>House Sparrow Passer domesticus</i>	2011								Amber
	<i>Little Egret Egretta garzetta</i>	2011	I							Green
	<i>Kestrel Falco tinnunculus</i>	2011								Red
	<i>Lapwing Vanellus vanellus</i>	2011								Red
	<i>Merlin Falco columbarius</i>	1972	I							Amber
	<i>Lesser Black-backed Gull Larus fuscus</i>	2011								Amber
	<i>Brambling Fringilla montifringilla</i>	2011								Amber
	<i>Coot Fulica atra</i>	2011								Amber
	<i>Snipe Gallinago gallinago</i>	2011								Red
	<i>Oystercatcher Haematopus ostralegus</i>	1984								Red
	<i>Mallard Anas platyrhynchos</i>	2011								Amber
	<i>Red Grouse Lagopus lagopus</i>	2011								Red
	<i>Common Gull Larus canus</i>	2011								Amber
	<i>Meadow Pipit Anthus pratensis</i>	2011								Red

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
	<i>Linnet Linaria cannabina</i>	2011								Amber
	<i>Redwing Turdus iliacus</i>	2011								Red
	<i>Goosander Mergus merganser</i>	2011								Amber
	<i>Grey Wagtail Motacilla cinerea</i>	2011								Red
	<i>Sand Martin Riparia riparia</i>	2011								Amber
	<i>Curlew Numenius arquata</i>	1984								Red
	<i>Skylark Alauda arvensis</i>	2011								Amber
	<i>Grey Partridge Perdix perdix</i>	1991								Red
	<i>Cormorant Phalacrocorax carbo</i>	2011								Amber
	<i>Willow Warbler Phylloscopus trochilus</i>	2011								Amber
	<i>Spotted Flycatcher Muscicapa striata</i>	2011								Amber
	<i>Great Crested Grebe Podiceps cristatus</i>	1972								Amber
	<i>Starling Sturnus vulgaris</i>	2011								Amber
	<i>Stock Dove Columba oenas</i>	1991								Red
	<i>Swallow Hirundo rustica</i>	2011								Amber
	<i>Swift Apus apus</i>	2011								Red
	<i>Tree Sparrow Passer montanus</i>	2011								Amber
	<i>Redshank Tringa totanus</i>	2011								Red

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
	<i>Woodcock Scolopax rusticola</i>	1984								Red
	<i>Barn Owl Tyto alba</i>	2011								Red
	<i>Yellowhammer Emberiza citrinella</i>	2011								Red
Butterflies	<i>Small Blue Cupido minimus</i>	1976							EN	
	<i>Dingy Skipper Erynnis tages</i>	1977							NT	
	<i>Marsh Fritillary Euphydryas aurinia</i>	1970		II					VU	
	<i>Wall Lasiommata megera</i>	1977							EN	
	<i>Small Heath Coenonympha pamphilus</i>	1971							NT	
Flowering Plants (Angiosperms)	<i>Opposite-leaved Pondweed Groenlandia densa</i>	1999					FPO		NT	
	<i>Irish Whitebeam Sorbus hibernica</i>	1969							VU	
Hornworts and Liverworts	<i>Ribbonwort Pallavicinia lyellii</i>	1890					FPO		EN	
	<i>Ricciocarpos natans</i>	1890							NT	
Land and Freshwater Mollusca	<i>English Chrysalis Snail Leiostyla anglica</i>	1940							VU	
	<i>Glutinous Snail Myxas glutinosa</i>	2003							EN	
	<i>Ear Pond Snail Radix auricularia</i>	1940							VU	
	<i>Desmoulin's Whorl Snail Vertigo moulinsiana</i>	1945		II					EN	
	<i>Common Whorl Snail Vertigo pygmaea</i>	1940							NT	

GROUP	SPECIES	YEAR OF LAST RECORD	ANNEX I BD	ANNEX II BD	ANNEX IV HD	ANNEX V HD	FPO	WA	RED LIST STATUS	BOCCI
	<i>Brown Snail Zenobiella subrufescens</i>	1940							VU	
Mammals	<i>Red Deer Cervus elaphus</i>	2008						WA	LC	
	<i>Sika Deer Cervus nippon</i>	2008						WA	NA	
	<i>Hedgehog Erinaceus europaeus</i>	2022						WA	LC	
	<i>Leisler’s Bat Nyctalus leisleri</i>	2011			IV			WA	LC	
	<i>Common Pipistrelle Pipistrellus pipistrellus</i>	2011			IV			WA	LC	
	<i>Soprano Pipistrelle Pipistrellus pygmaeus</i>	2011			IV			WA	LC	
Mosses	<i>Aloina rigida</i>	1952					FPO		EN	
	<i>Many-seasoned Thread-moss Bryum intermedium</i>	1857							VU	
	<i>Bryum torquescens</i>	1863							RE	
	<i>Microbryum starckeanum</i>	1830							RE	
	<i>Pterygoneurum lamellatum</i>	1873							CR	
	<i>Tortula lanceola</i>	1952							RE	
	<i>Tortula vahliana</i>	1908								

Table 3: Invasive species recorded in queried Clonburris Great townland in which the proposed development is located.

SPECIES	INVASIVE DESIGNATION
<i>Wrinkled helicellid Candidula intersecta</i>	Medium Impact
<i>Sika Deer Cervus nippon</i>	Third Schedule High Impact
<i>Common Garden Snail Cornu aspersum</i>	Medium Impact
<i>Russian-vine Fallopia baldschuanica</i>	Medium Impact
<i>Jenkins's spire snail Potamopyrgus antipodarum</i>	Medium Impact
<i>Keeled (or Sowerby's) slug Tandonia sowerbyi</i>	Medium Impact

2.2.2 Map of Irish Wetlands

The Map of Irish Wetlands online resource was queried on 12/02/2024 in order to establish if there are any recorded wetland habitats in the immediate vicinity of the proposed development site. The Grand Canal pNHA is located approximately 180 metres to the north of the proposed development site boundary.

The Grand Canal pNHA comprises the canal channel and the banks on either side of it. An excerpt from the pNHA site synopsis for the site is reproduced here as follows:

“The Grand Canal is a man-made waterway linking the River Liffey at Dublin with the Shannon at Shannon Harbour and the Barrow at Athy. The Grand Canal proposed Natural Heritage Area (pNHA) comprises the canal channel and the banks on either side of it. The canal system is made up of a number of branches - the Main Line from Dublin to the Shannon, the Barrow Line from Lowtown to Athy, the Edenderry Branch, the Naas and Corbally Branch and the Milltown Feeder. The Kilbeggan Branch is dry at present, but it is hoped to restore it in the near future. Water is fed into the summit level of the canal at Lowtown from Pollardstown Fen, itself a pNHA. A number of different habitats are found within the canal boundaries - hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland. The hedgerow, although diverse, is dominated by Hawthorn (*Crataegus monogyna*). On the limestone soils of the midlands Spindle (*Euonymus europaeus*) and Guelderrose (*Viburnum opulus*) are present. The vegetation of the towpath is usually dominated by grass species. Where the canal was built through a bog, soil (usually calcareous) was brought in to make the banks. The contrast between the calcicolous species of the towpath and the calcifuge species of the bog is very striking. The diversity of the water channel is particularly high in the eastern section of the Main Line - between the Summit level at Lowtown and Inchicore. Arrowhead (*Sagittaria sagittifolia*) and Water-cress (*Rorippa nasturtium-aquaticum*) are more common in this stretch than on the rest of the system. All sites for Hemlock Waterdropwort (*Oenanthe crocata*) on the Grand Canal system are within this stretch. The aquatic flora of the Corbally Extension of the Naas Branch of the canal is also very diverse, with a similar range of species to the

eastern Main Line. Otter spraints are found along the towpath, particularly where the canal passes over a river or stream. The Smooth Newt (*Lissotriton vulgaris*) breeds in the ponds on the bank at Gollierstown in Co. Dublin. The rare and legally protected Opposite-leaved Pondweed (*Groenlandia densa*) (Flora Protection Order 1987) is present at a number of sites in the eastern section of the Main Line, between Lowtown and Ringsend Basin in Dublin. The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species. It crosses through agricultural land and therefore provides a refuge for species threatened by modern farming methods”.

2.2.3 *Margaritifera* sensitive areas

GIS shapefiles of *Margaritifera* sensitive areas were consulted to identify any river catchments within the vicinity of the proposed development in which Freshwater Pearl Mussels (*Margaritifera margaritifera*) have been recorded. The catchment limits are based on sub-basin boundaries from the EPA Water Framework Directive geodatabase (filename: EPA_WFD_v3.mdb), and catchments are divided up into three categories:

1. Catchments of SAC populations listed in S.I. 296 of 2009
2. Catchments of other extant populations
3. Catchments with previous records of *Margaritifera*, but current status unknown.

No *Margaritifera* sensitive areas were identified within the vicinity of the proposed development.

2.3 Description of existing conditions on site

A site visit was undertaken on the 9th of February 2024 by FERS Ltd. senior ecologist Ciarán Byrne.

2.3.1 Habitats

Habitats within the proposed development area were classified to Fossitt (2000) level 3 classification. A description of the habitats observed, and the dominant species present within habitat types are presented in the following paragraphs, along with photographs of representative areas of habitat (Figure 7-Figure 12). A map outlining the habitats present on site is presented in Figure 13. The habitats present within the proposed development site boundary include:

- BL3 – Buildings and artificial surfaces;
- GA2 – Amenity grassland.

The predominant habitat within the proposed development area is GA2 - Amenity grassland. GA2 grassland covers an area of 0.44 hectares. The grassland area is relatively flat and a review of Google Earth Pro satellite imagery (2008-2009, 2012-2022) and Google Street imagery (2009, 2022 and 2023) indicate that the grassland has been managed by regular mowing for an extensive period of time. The sward is dominated primarily by Perennial Rye-grass (*Lolium perenne*) and Yorkshire-fog (*Holcus lanatus*), with occasional Cock's-foot (*Dactylis glomerata*).

The herb component of the GA2 grassland is composed of a small suite of species. Creeping Buttercup (*Ranunculus repens*) is dominant throughout. Other frequent species include Daisy (*Bellis perennis*), White Clover (*Trifolium repens*) and Ribwort Plantain (*Plantago lanceolata*). Other occasional species within the sward include Dandelion (*Taraxacum* agg.) and Broad-leaved Dock (*Rumex obtusifolius*). The area is bounded by a concrete footpath to the west which runs alongside existing housing. Ruderal plants are frequent here with species including Annual Meadow-grass (*Poa annua*), Red Dead-nettle (*Lamium purpureum*), Groundsel (*Senecio vulgaris*) and Hairy Bitter-cress (*Cardamine hirsuta*). Evidence of burning was noted within the proposed development boundary and illustrated in Figure 8.

The area of GA2 grassland is bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland is bound to the east by the R113 regional road and to the north by a tarmacadam footpath. A small area of BL3 – Buildings and artificial surfaces adjoins GA2 grassland in the south of the site. This area comprises a tarmacadamed parking area with concrete kerbing that is used by residents in the area.



Figure 7: Proposed development site overview looking north-west.



Figure 8: Area of burning along the western site boundary.



Figure 9: Wet area in the north-east of the site, rutted by vehicles.



Figure 10: Proposed development site overview looking south-west.



Figure 11: Proposed development site overview looking south.



Figure 12: Proposed development site overview looking north-east.



Figure 13: Fossitt habitat types present within the proposed development site boundary (1:600).

2.3.2 Birds

During the site visit on the 9th of February 2024, birds observed utilising GA2 grassland on site included Black-headed Gull (16 individuals), Herring Gull (4 individuals), Common Gull (1 individual), Hooded Crow (2 individuals) and Pied Wagtail (1 individual). Other birds observed foraging in the wider GA2 grassland area included both Rook and Jackdaw.

2.4 Identification of Natura 2000 sites potentially impacted upon by the development

It is general practice, when screening a plan or project for compliance with the Habitats Directive, to identify all Natura 2000 sites within the functional area of the plan/project itself and within 15 km of the boundaries of the area the plan/project applies to (with an appropriate “Zone of Influence” identified from any Source-Pathway-Receptor linkages). This approach is currently recommended in the Department of the Environmental, Heritage and Local Government’s document *Guidance for Planning Authorities* and as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process.

The maintenance of habitats and species within individual Natura 2000 sites at favourable conservation condition contributes to the overall maintenance of favourable conservation status of those habitats and species at a national level. It is therefore necessary to identify any potential impacts of the proposed development on the conservation status of Natura 2000 sites. The National Parks and Wildlife Service deem that the favourable conservation status of a habitat is achieved when:

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

The National Parks and Wildlife Service deem that the favourable conservation status of a species is achieved when:

- Population data on the species concerned indicate that it is maintaining itself.
- The natural range of the species is neither being reduced, or likely to be reduced in the foreseeable future.
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

There are five areas designated as a Special Area of Conservation (SAC) and three designated as a Special Protection Area (SPA) within 15km of the proposed development site (see Table 4, Figure 14 and Figure 15).

Table 4: Natura 2000 sites within c. 15km of the proposed development.

SITE CODE	SITE NAME	DESIGNATION
001398	RYEWATER VALLEY/CARTON	SAC
001209	GLENASMOLE VALLEY	SAC
002122	WICKLOW MOUNTAINS	SAC
004040	WICKLOW MOUNTAINS	SPA
004024	SOUTH DUBLIN BAY & RIVER TOLKA ESTUARY	SPA
000210	SOUTH DUBLIN BAY	SAC
000206	NORTH DUBLIN BAY	SAC
004006	NORTH BULL ISLAND	SPA

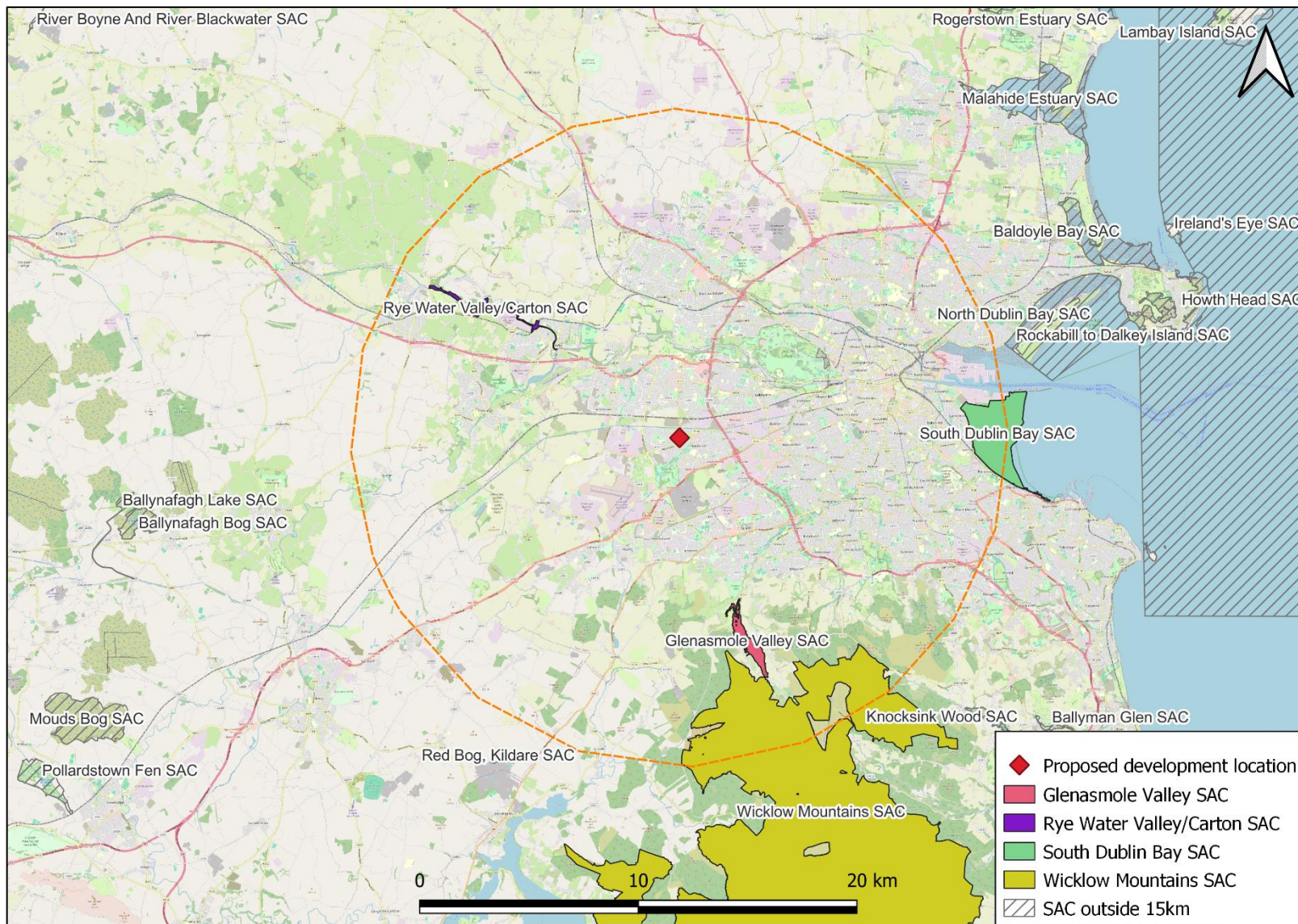


Figure 14: Location of Special Area of Conservation (SAC) sites within c. 15 km of proposed development (1:200,000).

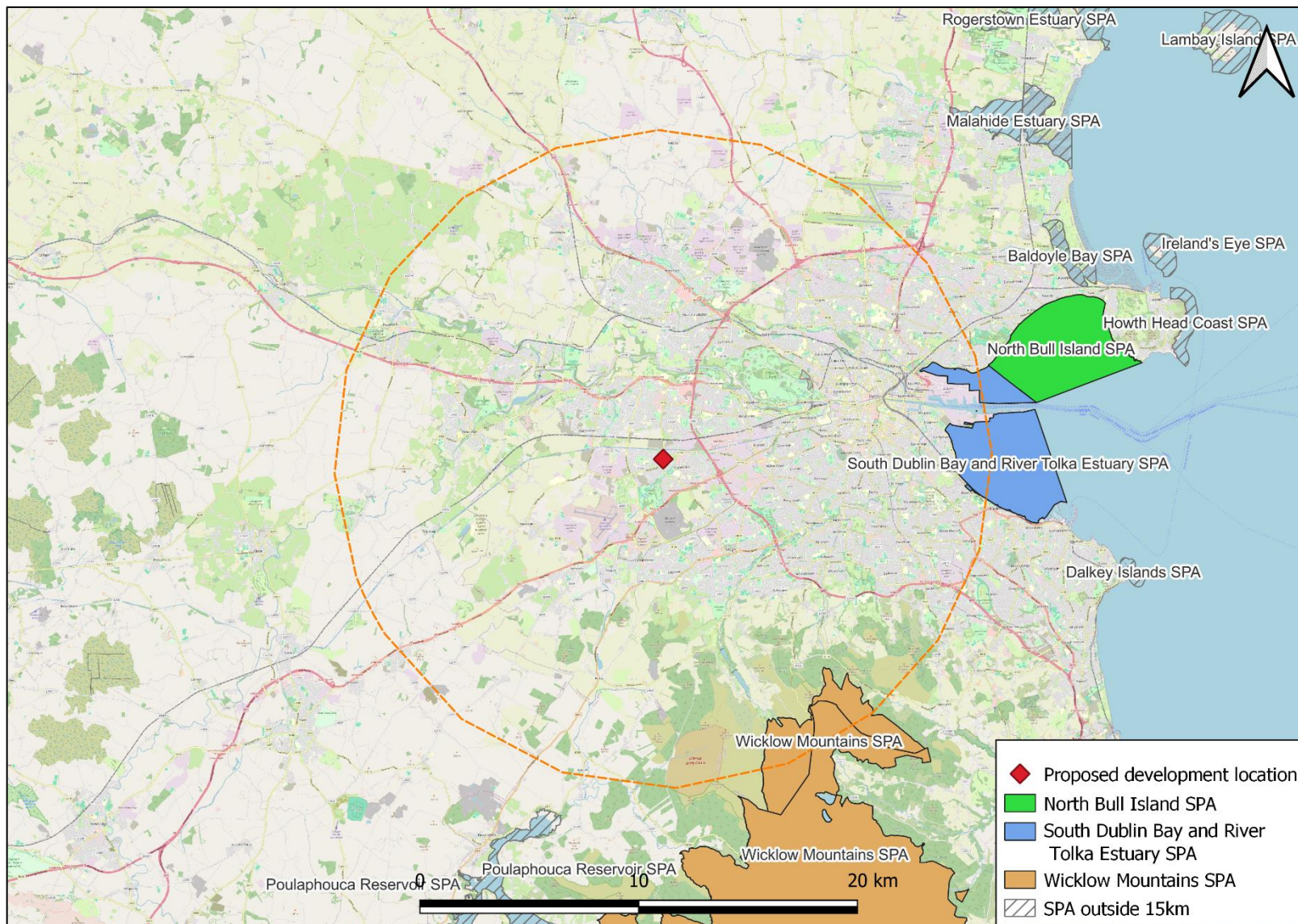


Figure 15: Location of Special Protection Area (SPA) sites within c. 15 km of proposed development (1:200,000).

2.5 Summary of Natura 2000 sites potentially impacted upon by the proposed development

There are eight Natura 2000 sites within 15km of the proposed development. Two Natura sites (North Dublin Bay SAC and North Bull Island SPA) are just outside of the 15km radius, both at a distance of 15.5km from the proposed development. There are no Natura 2000 sites within the envelope of the proposed development. There are no Natura 2000 sites within 1km of the proposed development.

A summary of the qualifying interests (QIs)/special conservation interests (SCIs), availability of detailed conservation objectives, general conservation objectives and distance of the Natura 2000 site from the proposed development is presented in Table 5.

Table 5: Summary of Natura 2000 sites within 15km.

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
001398	RYEWATER VALLEY/CARTON SAC	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) [7220] • Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] • Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016] 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. 	<ul style="list-style-type: none"> • 6.90km north-west.
001209	GLENASMOLE VALLEY SAC	<ul style="list-style-type: none"> • 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] 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. 	<ul style="list-style-type: none"> • 7.80km south.
002122	WICKLOW MOUNTAINS SAC	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] • Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. 	<ul style="list-style-type: none"> • 10.01km south.

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
		<ul style="list-style-type: none"> uniflorae and/or Isoeto-Nanojuncetea [3130] • Natural dystrophic lakes and ponds [3160] • Northern Atlantic wet heaths with Erica tetralix [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Calaminarian grasslands of the Violetalia calaminariae [6130] • Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] • Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] 			

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
		<ul style="list-style-type: none"> Lutra lutra (Otter) [1355] 			
004040	WICKLOW MOUNTAINS SPA	<ul style="list-style-type: none"> Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103] 	NO	<ul style="list-style-type: none"> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. 	<ul style="list-style-type: none"> 12.01km south.
004024	SOUTH DUBLIN BAY & RIVER TOLKA ESTUARY SPA	<ul style="list-style-type: none"> Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (Charadrius hiaticula) [A137] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] 	YES	<ul style="list-style-type: none"> To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. To maintain or restore the favourable conservation condition of the wetland habitat at the SPA as a resource for the regularly occurring migratory waterbirds that utilise it. 	<ul style="list-style-type: none"> 12.4km east.

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
		<ul style="list-style-type: none"> • Roseate Tern (Sterna dougallii) [A192] • Common Tern (Sterna hirundo) [A193] • Arctic Tern (Sterna paradisaea) [A194] • Wetland and Waterbirds [A999] 			
000210	SOUTH DUBLIN BAY SAC	<ul style="list-style-type: none"> • 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] 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. 	<ul style="list-style-type: none"> • 12.90km east.
000206	NORTH DUBLIN BAY SAC	<ul style="list-style-type: none"> • 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 (Glaucopuccinellietalia maritimae) [1330] 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. 	<ul style="list-style-type: none"> • 15.5km east.

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
		<ul style="list-style-type: none"> • Mediterranean salt meadows (Juncetalia maritimi) [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] • Petalophyllum ralfsii (Petalwort) [1395] 			
004006	NORTH BULL ISLAND SPA	<ul style="list-style-type: none"> • Light-bellied Brent Goose (Branta bernicla hrota) [A046] • Shelduck (Tadorna tadorna) [A048] • Teal (Anas crecca) [A052] • Pintail (Anas acuta) [A054] • Shoveler (Anas clypeata) [A056] • Oystercatcher (Haematopus ostralegus) [A130] • Golden Plover (Pluvialis apricaria) [A140] • Grey Plover (Pluvialis squatarola) [A141] • Knot (Calidris canutus) [A143] 	YES	<ul style="list-style-type: none"> • To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. • To maintain or restore the favourable conservation condition of the wetland habitat at the SPA as a resource for the regularly occurring migratory waterbirds that utilise it. 	<ul style="list-style-type: none"> • 15.5km east.

SITE CODE	SITE NAME	QIs/SCIs	DETAILED CONSERVATION OBJECTIVES DOCUMENT	CONSERVATION OBJECTIVES (GENERIC)	NEAREST DISTANCE FROM PROPOSED DEVELOPMENT/ SENSITIVITES
		<ul style="list-style-type: none"> • Sanderling (Calidris alba) [A144] • Dunlin (Calidris alpina) [A149] • Black-tailed Godwit (Limosa limosa) [A156] • Bar-tailed Godwit (Limosa lapponica) [A157] • Curlew (Numenius arquata) [A160] • Redshank (Tringa totanus) [A162] • Turnstone (Arenaria interpres) [A169] • Black-headed Gull (Chroicocephalus ridibundus) [A179] • Wetland and Waterbirds [A999] 			

2.6 Identification and evaluation of likely significant effect

2.6.1 Description of source-pathway-receptor linkages and identification of “Zone of Influence”

The basis for identifying potential impacts/significance thereof and defining the zone of influence is the “Source-Pathway-Receptor” (S-P-R) model. This model underpins all water-protection schemes in Ireland, as well as the EU Water Framework Directive on which both surface water and groundwater regulations are based. This model is applied to all possible impacts (i.e. not just water-based impacts). When examining S-P-R relationships in regard to impacts on Natura 2000 sites, the main questions to be considered are:

1. Source characterisation – Identification of potential source(s) of the impact(s);
2. Pathways analysis – Identification of means through which potential impacts could take place, for example is there a hydrogeological or hydrological link that can deliver a pollutant source to a nearby receptor; and
3. Receptor identification – identification of Natura 2000 sites/qualifying interests potentially affected.

There are no Natura 2000 sites within the envelope of the proposed development. The proposed development is of a relatively small scale and is not located proximate to any Natura 2000 sites. The two nearest Natura 2000 sites are the Ryewater Valley/Carton SAC (6.9km north-west) and the Glenasmole Valley SAC (7.8km south). The remaining six sites are all >10km away from the proposed development. There is no direct hydrological connectivity between the proposed development site and proximate watercourses.

Taking into account the potential impacts associated with the proposed development, the pathways through which potential impacts could take place, a zone of influence over which an impact can have potential effects is identified. Considering the above, the zone of influence of the proposed development will comprise the following potential receptors:

- Natura 2000 sites with QIs or SCIs with a foraging and breeding range that includes the proposed development site.

The source(s), pathway(s) and receptor(s) are identified as follows.

2.6.2 Sources of potential impacts

Potential impacts on Natura 2000 sites associated with the proposed development could arise from:

- Loss of mobile QIs/SCIs through emigration (e.g. following disturbance or loss of habitat);
- In combination effects.

2.6.3 Presence of pathway and receptor

There are no Natura 2000 sites within the envelope of the proposed development. The proposed development is of a relatively small scale and is not located proximate to any Natura 2000 sites. The two nearest Natura 2000 sites are the Ryewater Valley/Carton SAC (6.9km north-west) and the Glenasmole Valley SAC (7.8km south). The remaining six sites are all >10km away from the proposed development. There is no direct hydrological connectivity between the proposed development site and proximate watercourses.

The proposed development site comprises an area of 0.44 hectares of GA2 grassland, bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland covers an area of approximately 1.3 hectares and is bound to the east by the R113 regional road and to the north by a tarmacadam footpath. A power line runs along the northern boundary of this wider GA2 grassland area.

Black-headed Gulls (16 individuals) were observed utilising GA2 grassland within the proposed development site during field surveys undertaken on 9th of February 2024. Black-headed Gull is a BoCCI amber-listed species (Gilbert et al, 2021) and a SCI of both South Dublin Bay & River Tolka SPA (12.4km east) and North Bull Island SPA (15.5km east).

The lack of any direct S-P-R linages and the distances involved would preclude any significant impacts on the following Natura 2000 sites:

- RYEWATER VALLEY/CARTON SAC;
- GLENASMOLE VALLEY SAC;
- WICKLOW MOUNTAINS SAC;
- WICKLOW MOUNTAINS SPA;
- SOUTH DUBLIN BAY SAC; and
- NORTH DUBLIN BAY SAC.

2.6.4 Natura 2000 site(s) with potential to be impacted upon and Zone of Influence

Adhering to the Precautionary Principal, there is potential for negative impacts associated with the proposed development on two Natura 2000 sites:

- SOUTH DUBLIN BAY & RIVER TOLKA ESTUARY SPA; and
- NORTH BULL ISLAND SPA.

The “Zone of Influence” will, therefore extend to these two Natura 2000 sites.

2.6.5 Sources of potential Direct, Indirect or Secondary Impacts

2.6.5.1 Direct Impacts

The proposed development will not take place within or adjacent to any Natura 2000 site therefore no direct impacts are likely to occur through land-take, habitat fragmentation, etc. There are no direct impacts foreseen.

2.6.5.2 Indirect Impacts

The proposed development is not directly hydrologically connected to any proximate watercourses. Given the nature, scale and location of the proposed development in addition to the lack of any direct source-pathway-receptor linkage, and the compliance of the wastewater treatment plant (treating wastewater from the proposed development) with emissions limit values, there is no significant potential for indirect impacts associated with either the construction or operation phases through an impact on water quality.

The proposed development site comprises an area of 0.44 hectares of GA2 grassland. The proposed development will result in the loss of this grassland area. This area occurs within a wider area of GA2 grassland which covers a total area of approximately 1.3 hectares. The wider area of GA2 grassland was observed to be utilised by a number of bird species including Black-headed Gull. The grassland area is bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland east by the R113 regional road and to the north by a tarmacadam footpath and a power line. The grassland is relatively small, isolated and surrounded by intensive land uses (residential housing, roads, pathways and power lines). Supplementary feeding of gulls by residents was observed during the field survey. The grassland is managed through regular cutting, and with high levels of disturbance through regular vehicular and human presence.

Considering the above, there is no potential for indirect impacts on Black-headed Gull, in light of their conservation objectives due to the following:

- Relatively low numbers of birds (16 individuals) observed within the footprint and wider area of GA2 grassland, suggesting that the species are likely to use suitable sites available in the wider area;
- The considerable distance to both South Dublin Bay & River Estuary Tolka SPA (12.4km) and the North Bull Island SPA (15.5km) and widespread availability of intervening suitable foraging and/or roosting habitats;
- Although the proposed development will result in the loss of 0.3ha of GA2 grassland, a wider area of c. 1 hectare will remain to support foraging Black-headed Gull.

2.6.5.3 Secondary and or Residual Impacts

In the absence of any direct or indirect impacts, there are no significant residual/secondary impacts foreseen.

A summary of the potential for primary impacts upon Natura 2000 sites within the zone of influence of the proposed development is summarized in Table 6. The potential for impacts upon the Natura 2000 sites identified in the event of negative impacts is summarized in Table 7.

Table 6: Summary of the potential for impacts upon Natura 2000 sites.

SITE NAME	DIRECT IMPACTS	INDIRECT/ SECONDARY IMPACTS	RESOURCE REQUIREMENTS (WATER ABSTRACTION ETC.)	EMISSIONS (TO LAND, WATER OR AIR)	EXCAVATION REQUIREMENTS	DURATION OF CONSTRUCTION, OPERATION AND DECOMMISSIONING
RYEWATER VALLEY/CARTON SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
GLENASMOLE VALLEY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
WICKLOW MOUNTAINS SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
WICKLOW MOUNTAINS SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
SOUTH DUBLIN BAY & RIVER TOLKA ESTUARY SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
SOUTH DUBLIN BAY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
NORTH DUBLIN BAY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
NORTH BULL ISLAND SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen

Table 7: Summary of the potential for changes to Natura 2000 sites.

SITE NAME	REDUCTION OF HABITAT AREA	DISTURBANCE TO KEY SPECIES	HABITAT/SPECIES FRAGMENTATION	REDUCTION IN SPECIES DENSITY	CHANGES IN KEY INDICATORS OF CONSERVATION VALUE	CLIMATE CHANGE
RYEWATER VALLEY/CARTON SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
GLENASMOLE VALLEY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
WICKLOW MOUNTAINS SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
WICKLOW MOUNTAINS SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
SOUTH DUBLIN BAY & RIVER TOLKA ESTUARY SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
SOUTH DUBLIN BAY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
NORTH DUBLIN BAY SAC	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen
NORTH BULL ISLAND SPA	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen

2.6.6 Potential cumulative impacts in association with other plans or projects

Cumulative impacts can be defined as impacts on Natura 2000 sites that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the plan/project being assessed.

Article 6(3) of the Habitats Directive requires an assessment of a plan/project to consider other plans/projects that might, in combination with the proposed plan/project, have the potential to adversely impact upon Natura 2000 sites. Table 8 and Table 9 below describe the main threats, pressures and activities as outlined in NPWS (2020a) for the South Dublin Bay & River Tolka Estuary SPA and NPWS (2020b) for the North Bull Island SPA.

Identification of plans/projects which might act in combination is informed by identified threats to the structure and function of each site. Plans/projects which might act in combination are outlined in Table 10.

Table 8: South Dublin Bay & River Tolka SPA threats, pressures and activities with impacts on the site.

THREATS & PRESSURES [CODE]	DESCRIPTION	INSIDE/ OUTSIDE	RANK
J02.01.02	Natural System modifications - human induced changes in hydraulic conditions - Landfill, land reclamation and drying out, general - reclamation of land from sea, estuary or marsh	O	H
E01	Urbanisation, residential and commercial development - Urbanised areas, human habitation	O	H
G01.02	Human intrusions and disturbances - Outdoor sports and leisure activities, recreational activities - walking, horseriding and non-motorised vehicles	I	H
E02	Urbanisation, residential and commercial development - Industrial or commercial areas	O	H
E03	Urbanisation, residential and commercial development - Discharges	I	H
G01.01	Human intrusions and disturbances - Outdoor sports and leisure activities, recreational activities - nautical sports	I	M
K02.03	Natural biotic and abiotic processes (without catastrophes) - Biocenotic evolution, succession - eutrophication (natural)	I	M
D01.02	Transportation and service corridors - Roads, paths and railroads - roads, motorways	O	M
F02.03.01	Biological resource use other than agriculture & forestry - Fishing and harvesting aquatic resources - Leisure fishing - bait digging / collection	I	M
F02.03	Biological resource use other than agriculture & forestry - Fishing and harvesting aquatic resources - Leisure fishing	I	M

Table 9: North Bull Island SPA threats, pressures and activities with impacts on the site.

THREATS & PRESSURES [CODE]	DESCRIPTION	INSIDE/ OUTSIDE	RANK
G01.02	Human intrusions and disturbances - Outdoor sports and leisure activities, recreational activities - walking, horseriding and non-motorised vehicles	I	H
D01.05	Transportation and service corridors - Roads, paths and railroads - bridge, viaduct	I	H
G01.01	Human intrusions and disturbances - Outdoor sports and leisure activities, recreational activities - nautical sports	I	M
F02.03.01	Biological resource use other than agriculture & forestry - Fishing and harvesting aquatic resources - Leisure fishing - bait digging / collection	I	M
D03.02	Transportation and service corridors - shipping lanes, ports, marine constructions - Shipping lanes	O	M
E03	Urbanisation, residential and commercial development - Discharges	O	M
E03	Urbanisation, residential and commercial development - Discharges	I	M
D01.02	Transportation and service corridors - Roads, paths and railroads - roads, motorways	O	M
G02.01	Human intrusions and disturbances - Sport and leisure structures - golf course	I	M
E01.01	Urbanisation, residential and commercial development - Urbanised areas, human habitation - continuous urbanisation	O	M
E02	Urbanisation, residential and commercial development - Industrial or commercial areas	O	M
E01.04	Urbanisation, residential and commercial development - Urbanised areas, human habitation - other patterns of habitation	I	L

Table 10: Potential cumulative impacts.

PLAN	PURPOSE	CUMULATIVE IMPACT
EU Water framework Directive	Maintain and enhance water quality within the EU	None predicted
EU Freshwater Fish Directive	Protect freshwater bodies within the EU suitable for sustaining fish populations	None predicted
EU Groundwater Directive	Maintain and enhance the quality of groundwater within the EU	None predicted
EU Floods Directive	The Floods Directive applies to river basins and coastal areas at risk of flooding	None predicted
Nitrates Directive	Reducing water pollution within the EU	None predicted
Urban Waste-water treatment Directive	Protecting the environment from adverse impacts of waste-water discharge	None predicted
Sewage Sludge Directive	Regulate the use of sewage sludge	None predicted
The IPPC Directive	To achieve a high level of environmental protection	None predicted
National Development Plan 2021-2030	To promote more balanced spatial and economic development	None predicted

PLAN	PURPOSE	CUMULATIVE IMPACT
National Spatial Strategy	To achieve a better balance of social, economic, and physical development across Ireland	None predicted
National Biodiversity Action Plan 2023-2030	Sets the national biodiversity agenda for the period 2023-2030, protecting biodiversity through a series of targeted strategies and actions.	None predicted
Forestry Programme 2023-2027	Promoting economic, social and environmentally sustainable farming, fishing and forestry.	None predicted
South Dublin County Development Plan 2022-2028	Sets out the framework to guide future development in South Dublin with the focus placed on the places we live, the places we work, and how we interact and move between these places while protecting our environment. The aim is to progress to a more sustainable development pattern for South Dublin in the immediate and long-term future up to 2040 and beyond.	None predicted
Local Area Development Plans	Various	None predicted
Quarrying activities, water abstraction, discharge, etc	Various	Potential in-combination impacts on water quality
Current and future planning permissions –	Various	An Appropriate Assessment Screening exercise of any planning permission would be undertaken.
Part 8's	Various	An Appropriate Assessment Screening exercise of any Part 8 would be undertaken
Land spreading of organic waste by farmers in the locality	Fertilising land, disposing of organic waste	Potential in-combination impacts on water quality
Adjacent forestry operations	Various – afforestation, thinning, harvesting, road building, etc	Potential in-combination impacts on water quality

As regards any cumulative impacts, **all** future developments must be subject to the Appropriate Assessment process. The primary concern as regards the majority of developments is the capacity for foul sewage effluent at the Wastewater Treatment Plant. Sewage effluent from the proposed development would be treated at Ringsend Wastewater Treatment Plant, which discharges into the lower Liffey Estuary.

2.6.6.1 Planning application search

A search was undertaken of planning applications within the proposed development's zone of influence to identify projects which could act in-combination to negatively impact Natura 2000 sites. Relevant projects were identified following consultation with the National Planning Application Map Viewer¹ and are outlined below.

Projects identified were within a 5-year period preceding the date of completion of this report as planning permission typically has a five-year lifetime. Withdrawn and refused applications (including refusals on appeal), were excluded. Projects meeting criteria are listed in Table 11 and locations illustrated in Figure 16 below.

As regards any cumulative impacts, **all** future developments must be subject to the Appropriate Assessment process. If there is a negative impact of the proposed development on the quality of surface and/or ground water, there is a potential for cumulative negative impact. In order to prevent cumulative impacts, it must be ensured that there are no negative impacts on surface and/or ground water quality.

¹ Available from: <https://myplan.ie/national-planning-application-map-viewer/> Accessed February 2024

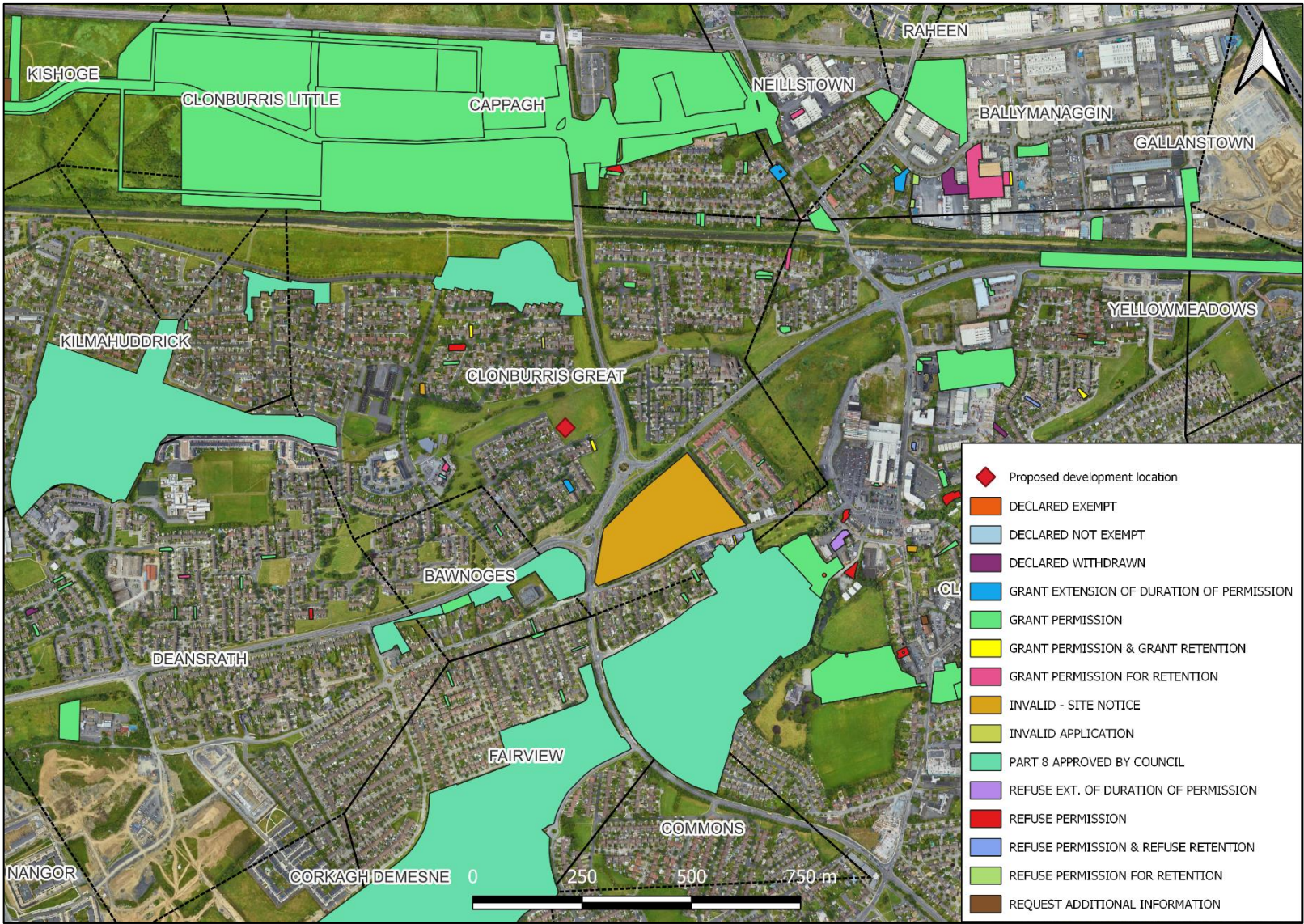


Figure 16: Post 2019 planning applications within the vicinity of the proposed development (1:10,000).

Table 11: Post 2019 planning applications within the vicinity of the proposed development.

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD19B/0039	Retention for conversion of shed to rear to one bedroom facility with bathroom; Permission to link via single storey extension to main house and all associated site works.	45, Riversdale Road, Clondalkin, Dublin 22	Permission and Retention	REFUSE PERMISSION & REFUSE RETENTION	12/02/2019
SD18B/0475	Single storey extension to front and rear; conversion of garage to habitable room and a first floor extension on the side.	86, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	20/02/2019
SD19A/0087	Sub-division of house for the construction of a two storey detached house; connection to foul sewer and surface water; vehicular entrance and all associated site works.	2 Ashwood Avenue, Clondalkin, Dublin 22.	Permission	INVALID APPLICATION	15/03/2019
SD19A/0100	Change of use for part of existing retail unit to Off-Licence sales area.	Unit 1, Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	25/03/2019
SD19A/0108	Retention of 12 metre high rooftop telecommunications structure, antennas, dishes and associate equipment and cabinets.	Bawnogue Shopping Centre, Bawnogue Road, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	28/03/2019
SD18B/0484	Building to side garden, comprising of games room, utility and sensory room for family use and all associated site works.	Sally Park Cottage, Mill Lane, Nangor Road, Clondalkin, Dublin 22.	Permission	REFUSE PERMISSION	04/04/2019
ED19/0012	Water retention tank and balancing system located at the south-east corner of the site.	6, Station Road, Ballymanaggin, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	03/05/2019
SD19B/0207	First floor extension to side over converted garage, with projecting bay window to rear; ground floor extension to front incorporating porch and extended living and play rooms; attic conversion to utility/storage incorporating 'Velux' type rooflights to	29, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	23/05/2019
SD19A/0184	(a) Removal of the existing glazed entrance doors to the front elevation; (b) removal of the existing glazed internal lobby and doors; (c) installation of new glazed entrance to the front elevation complete with automatic sliding doors and dual swing doo	The Mill Centre, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	07/06/2019
SD19B/0236	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs and construction of flat roof dormer to the rear.	11, Cherrywood Villas, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	10/06/2019
SD19A/0126	Sub-division of site for the construction of a two storey detached house; connection to foul sewer and surface water; vehicular entrance and all associated site works.	2, Ashwood Avenue, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	21/06/2019
SD198/0007	Social Housing development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22 consisting of: 15 3-	New Nangor Road/Fonthill Road South, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	11/07/2019
SD19A/0023	370sq.m side & rear extension & new entrance.	Unit 18/1, Clondalkin Industrial Estate, Dublin 22	Permission	GRANT PERMISSION	22/07/2019
SD19B/0091	Construction of a single storey extension to side of dwelling with internal modification and associated site works.	10, Ashwood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	29/07/2019
SD19A/0255	Retention of: (i) change of use of part of ground floor warehouse area to reception area, canteen and wc's; (ii) curtain glazing and door at ground floor and windows at first floor level and double height glazed entrance lobby. Permission for: (i) ground	Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	12/08/2019

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD19A/0176	Change of use of existing ground floor retail unit to café/restaurant with new signage and new projecting lighting to the front and side elevations with all associated site works.	7, Castle Crescent, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	15/08/2019
SD19B/0327	Demolition of the existing conservatory to rear of the property to be replaced by the construction of a single storey flat roof extension and all associated site works.	54 Laurel Park, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	19/08/2019
SD19B/0344	Single storey extension to existing garage; new works allowing for utility and storage/playroom space and all associated site works.	Sally Park Cottage, Mill Lane, Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	29/08/2019
SD19A/0279	Construction of a new three storey townhouse adjacent to existing cottage; connection to mains services and all ancillary site works.	Brookfield Cottage, Orchard Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	03/09/2019
SD19B/0370	Two storey extension to rear of existing house.	15, Castlegrange Lawns, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	18/09/2019
SD19A/0305	Part off-license use in the ground floor retail unit.	Unit 2, Elmsfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	27/09/2019
SD19A/0313	2 bed bungalow and connection to public services plus associated works.	74, Cherrywood Avenue, Dublin 22	Permission	INVALID APPLICATION	04/10/2019
SD19A/0326	2-bed bungalow and connection to public services plus associated works.	74, Cherrywood Avenue, Dublin 22	Permission	REFUSE PERMISSION	17/10/2019
SD19A/0356	Change of use from haulage yard to filling station open to the public; additional diesel pumps; palisade fencing; illuminated and non-illuminated signage; all associated site and development works.	12, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Retention	DECLARED WITHDRAWN	11/11/2019
SD19A/0376	Sub-division of existing site for the construction of a two storey detached house; connection to foul sewer and surface water; shared use of existing vehicular entrance and driveway and all associated site works.	2, Ashwood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	03/12/2019
SD19A/0225	Change of use of the first floor from offices in No. 43 and restaurant in No. 44 to 3 two bedroom apartments and 1 one bedroom apartment and an interconnecting doorway between the two existing ground floor shop at No. 43 and the takeaway food shop at No.	43 & 44, Tower Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	10/12/2019
SD19A/0378	Retention for conversion of retail premises to first floor two bedroom apartment and ground floor one bedroom apartment.	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	13/12/2019
SD19A/0395	Retention of replacement single storey pitched roof office building (183.7sq.m) and associated site works; the original flat roofed office building comprised 132sq.m; totem sign 1.37m wide x 5m high.	3, Crag Avenue, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	18/12/2019
SD20B/0010	Retention of a single storey extension to rear and existing storey garage to front side and rear; erect a first floor extension to front side and rear above existing garage and all ancillary site works.	14, Ashwood Close, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	21/01/2020
SD20A/0015	Demolition of the existing dwelling known as 'San Guida' (225sq.m), ancillary garage (25sq.m), outbuilding (31sq.m) and garden walls; construction of a part 3 to part 4 storey apartment development (1,837sq.m) comprising 21 units (6 one bedroom and 15 tw	San Guida, New Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	24/01/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD20A/0019	Single storey extension at second floor level to the east (front) and south (side) elevations of the existing nursing home (under construction) consisting of additional staff facilities.	Lexington House, Junction Of Monastery Road, Monastery Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	28/01/2020
SD20A/0062	Revision of previously approved planning SD09A/0313 including increase the number of children attending the playschool to 16 (maximum) in any one session; change opening hours to 9am - 12pm (morning session) and 12:30pm - 3:30pm (afternoon session), Mond	58, Cappaghmore, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	04/03/2020
SD20B/0105	Conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window and Dutch hip and new access stairs and flat roof dormer to the rear.	12, Castlegrange Lawns, Dublin 22	Permission	GRANT PERMISSION	24/03/2020
SD20B/0110	Demolition of existing ground floor side porch & wc; construction of ground floor side extension with pitched roof over with 3 'Velux' roof lights over.	31, Riversdale Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	26/03/2020
SD20B/0002	Two storey extension to the rear of existing dwelling to include roof lights and all ancillary site works.	4, Station Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	01/04/2020
SD19B/0360	Two storey extension to side of existing dwelling incorporating garage & utility at ground floor and ensuite, walk in wardrobe to first floor; pitched roof to match existing; alterations to existing vehicular entrance including new brick pillar and rend	139, Alpine Heights, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	19/05/2020
SD20B/0179	Conversion of existing attic space comprising of modification of existing roof structure, new access stairs from first floor and flat roof dormer to the rear.	4, Westbourne Grove, Dublin 22	Permission	GRANT PERMISSION	02/06/2020
SD20B/0165	Conversion of the attic space to a bedroom and ensuite. This will involve the construction of a dormered extension with two windows to the rear section of the existing roof.	132, Millpark, Old Nangor Road, Clondalkin, Dublin, 22	Permission	GRANT PERMISSION	04/06/2020
SD20B/0191	Proposed ground floor only porch to the front of the existing house and replacing the garage door with a new window, converting the existing garage into habitable space with new roof design. Demolishing of existing ground floor extension to the rear of t	9, Castle Avenue, Dublin 22	Permission	GRANT PERMISSION	17/06/2020
SD20B/0202	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs from first floor and flat roof dormer to the rear.	126, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	23/06/2020
ED20/0021	Replace front windows and door with new hardwood ones. The windows will have a bi-fold opening.	Unit 3, Monastery Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	01/07/2020
SD20A/0164	Internal separation of house and associated granny flat to provide for 2 permanent houses.	58A & 58B, Cappaghmore, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	08/07/2020
SD20A/0195	Conversion of a retail premises to (a) first floor one bedroom apartment and (b) ground floor one bedroom apartment.	Old Nangor Road, Clondalkin, Dublin 22	Retention	INVALID APPLICATION	31/07/2020
SD20A/0197	Replacement of 1 existing sign on the front elevation with individually mounted internally illuminated letters (sign A: 1855mm x 7250mm), the provision of a new signage panel (sign B: 1200mm x 6355mm); and the provision of a new fascia sign (sign C: 370m	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/08/2020
SD20B/0291	Single storey extension to the front of the existing two storey dwelling house along with associated elevational alterations, site works and landscaping.	51, Cherrywood Drive, Dublin 22	Permission	GRANT PERMISSION	12/08/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD208/0008	Social Housing Development comprising two and three storey housing and duplex apartment units (28 units in total) on a site located off Melrose Avenue, Lindsfarne Lawns & Lindsfarne Green, adjacent to Bawnogue Road, Dublin 22. The proposed development	Bawnogue Road, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	27/08/2020
ED20/0035	Proposed attic conversion to non habitable storage with 'Velux' windows to rear of roof.	114, Rathgeal, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	01/09/2020
SD20A/0022	New vehicle entrance in south boundary to provide access to Old Nangor Road; new security gates; new internal road to access new entrance and all ancillary works.	Old Nangor Road, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	01/09/2020
SD20B/0350	First floor extension to front elevation and ground floor extension to rear elevation and all associated site works.	2, Castle Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	21/09/2020
SD20B/0392	Single storey front porch and ancillary site works.	89, Cherrywood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	16/10/2020
SD20A/0268	Construction of a new semi-detached house to the side of the existing property with a new single storey extension to the rear of the existing property including modifications to the existing elevations; installation of rooflights and associated landscape	25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	22/10/2020
ED20/0044	Omission of basement under part of Block A of approved development Reg Ref SD18A/0271.	Sallypark Development, Mill Lane, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	22/10/2020
SD19A/0332	Installation of an above ground water retention tank (13.1m x 8.1m x 2.85m high); underground water retention tank (8.3m x 3.70m x 5m deep) and balancing system, located at the south-east corner of the site including the diversion of surface water drains	Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/11/2020
SD20B/0420	Single storey extension at side.	53, Oakwood Grove, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/11/2020
SD20B/0435	Single storey extension to side of existing house to provide ancillary family accommodation and a new porch to existing house.	5, Castlegrange Close, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	16/11/2020
SD20B/0436	Two storey extension to the rear of existing dwelling, to include rooflights and all ancillary site works.	4, Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	16/11/2020
SD20A/0242	The provision of alternate entrance and access arrangements from Crag Avenue to serve the permitted data storage centre, energy centre and substation development permitted under Reg. Ref. SD18A/0068, as amended by Reg. Ref. SD19A/0185 including the provi	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 12	Permission	GRANT PERMISSION	01/12/2020
SD20B/0483	Conversion of attic space with raised roof to rear consisting of 2 first floor bedrooms and bathroom and 2 roof lights to front roof plane.	69, Cherrywood Grove, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	08/12/2020
SD15A/0369/EP	Two storey two bedroom house attached to the side of the existing house, connections to all services and ancillary site development works. Other works include: (1) form new pedestrian entrance within existing boundary wall, (2) demolition of existing sin	98, Alpine Heights, Clondlakin, Dublin 22	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	11/12/2020
SD20B/0499	Attic conversion to a non-habitable storage space with roof windows to the north west roof to front with ancillary works.	114, Rath Geal, Westbourne Rise, Dublin 22	Permission	GRANT PERMISSION	14/12/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD20A/0335	Removal of two existing prefabricated classrooms and construction of a four classroom, two storey extension to the west of the existing school buildings, together with connections to services and all associated site works.	Moyle Park College, Convent Road, Clondalkin, Dublin 22, D22 V072	Permission	GRANT PERMISSION	14/12/2020
SD20B/0506	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs and flat dormer to the rear.	20, Westbourne Lawn, Dublin 22	Permission	GRANT PERMISSION	16/12/2020
SD20B/0223	Construct a two storey extension to the front, side and rear of existing two storey semi-detached house.	36, Westbourne Close, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	21/12/2020
SD21A/0001	Retention of 2 6.0m high and 1 7.0m high flagpole at the south east corner of the site adjacent to the intersection of Monastery Road & Monastery Park.	Lexington House Nursing Home, junction of Monastery Road & Monastery Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	06/01/2021
SD20A/0227	Retention for conversion of retail premises to (a) first floor 1 bedroom apartment and (b) ground floor 1 bedroom apartment.	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	12/01/2021
SD20A/0234	Demolition of existing two storey and single storey enterprise and retail buildings on site including a car repair and maintenance garage, hair and beauty salon, grocery store, pet store and sports facility; 2 first floor level apartments; construction o	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/01/2021
SD21B/0026	Parking area to the front with dropped kerb for access; new folding wrought iron gates in keeping with the existing.	8 Leinster Terrace, Nangor Road, Dublin 22.	Permission	REFUSE PERMISSION	22/01/2021
SD21B/0049	Single storey front, side and rear extension to include bringing front entrance forward into the new extension, namely porch area, relocation of service meters onto side wall of front extension	21, Lealand Grove, Dublin 22	Permission	REFUSE PERMISSION	04/02/2021
SD16A/0278/EP	Amendments to previous grant of permission SD14A/0157. Change of use of part first floor plan to create 2 additional bedrooms, alterations and refurbishment of existing nursing home and all associated site works.	94-95, Cappaghmore, Clondalkin, Dublin 22.	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	09/02/2021
SD21A/0060	Footpath within the western and southern boundaries of the site; erection of a new palisade fencing of 2.4m in height along the southern and western site boundary and a new pedestrian access gate from the north end of the site boundaries at Crag Avenue;	12, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	12/03/2021
SD20B/0444	Single storey extension to rear of existing dwelling; relocate existing pedestrian gate to new position as shown on plans; gate was granted permission under Ref. SD16B/0092; all ancillary site works.	20, Castlegrange Road, Dublin 22	Permission	GRANT PERMISSION	25/03/2021
SD20B/0361	Single storey front, rear and side extension comprising of two bedrooms, 1 en-suite and 1 bathroom; attic converted for storage and roof windows to rear and side of roof; extend wall along site boundary and relocate wall 1.8m high that divides front and	74, Cherrywood Avenue, Dublin 22	Permission	GRANT PERMISSION	26/03/2021
ED21/0028	Former nursing home comprised of two dwellings converted to a homeless hub for families.	94/95, Cappaghmore, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	08/04/2021
SD21A/0092	Change of use from ground floor retail unit and store to a day centre.	Unit 1A, Orchard Lodge, Orchard Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	15/04/2021

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD21B/0246	Construction of new first floor extension to the side of existing dwelling comprising of bedroom and en-suite and single storey extension to the rear comprising of kitchen.	2 Westbourne Park, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	27/04/2021
ED21/0037	Coffee shop and refrigerated items for sale (cakes & scones etc).	Unit 5A, Monastery Shopping Centre, Clondalkin Village, Dublin 22	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	06/05/2021
SD21A/0122	Erection of a marquee type structure with a floor area of 618sq.m as an extension to the side and rear of existing warehouse buildings.	Elmfield, 9th Lock Road, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	19/05/2021
SD21B/0316	Single storey side and rear extension with pitched roof over; relocation of service meters onto small service wall to front of extension.	21, Lealand Grove, Dublin 22	Permission	GRANT PERMISSION	27/05/2021
SD21B/0332	New rear dormer window and retention of an existing ground floor side extension.	13, Ashwood Way, Clondalkin, Dublin 22	Permission and Retention	INVALID APPLICATION	03/06/2021
ED21/0045	Erection of a retractable, material awning/canopy at the shopfront/side of the building. Shopfront awning will measure 9m x 2m. Side awning will measure 8.5m x 2m.	7, Castle Crescent, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	08/06/2021
ED21/0018	Change of use of first floor from office space and restaurant space to 3 no. two bedroom apartments and 1 no. one bedroom apartment.	43 & 44, Tower Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	08/06/2021
SDZ20A/0021	10 year permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future developm	In the townlands of Adamstown, Grange, Kishoge, Clonburris Litte & Cappagh, Co. Dublin	SDZ Application	GRANT PERMISSION	22/06/2021
SD21B/0365	Conversion of attic to storage including changing existing hipped end roof to a gable end roof; dormer window to the rear and a window to the new side gable wall, all at roof level.	14, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	02/09/2021
ED21/0060	Additional door application	Unit 3, Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	10/09/2021
SD21B/0357	Construction of new second floor extension to the side of existing dwelling comprising of 2 bedrooms and bathroom and single storey extension to the rear comprising of family room, kitchen and dining room.	14, Orchard Road, Dublin 22	Permission	GRANT PERMISSION	15/09/2021
SD21B/0491	Attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.	25, Alpine Heights, Dublin 22	Permission	GRANT PERMISSION	15/09/2021
SD21A/0260	Extend the life of SD16A/0012 for ten years - planning permission was granted on site for a detached single storey building of 355sq.m to be used as youth and family support centre including counselling rooms, training rooms, offices, kitchen, toilet fa	New Nangor Road, Clondalkin, Dublin 22, D22EP20	Permission	GRANT PERMISSION	21/09/2021
SDZ21A/0006	Wastewater pumping station comprising of (a) below ground 24-hour emergency storage tank; (b) below ground inlet, wet well, flow meter and valve chambers; (c) control and welfare building with green roof and 2 odour control units; (d) boundary wall, fenc	Lands to the east of Fonthill Road (R113) and west of Cappaghmore, Cappagh, Clondalkin, Co. Dublin	SDZ Application	GRANT PERMISSION	11/10/2021
SD21A/0280	New office space at first floor level (66.sq.m); minor alterations on the road frontage elevation (southeast) to include additional windows for new offices; all works proposed are ancillary to the use of the existing building and business.	Unit 10-13, Block 1, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/10/2021

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD21A/0282	Retention permission sought for 4 external signs at HSE Primary Healthcare Centre; sign 1 located on right hand side of main entrance pillar from Ninth Lock Road (0.348sq.m); sign 2 located at the left hand side of south-west facade at under-croft archwa	HSE Primary Care Centre, Steeple House, Thornfield Square, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	19/10/2021
ED21/0068	Change of use of rooms; increase number of children catered for. Increase is approved by Tulsa.	64 Laurel Park, Clondalkin, Dublin 22.	Declaration of Exemption Section 5	DECLARED EXEMPT	20/10/2021
SD21A/0236	Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels) and its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels; Retention of offices at second floor level whi	Units F2 & F3, Weatherwell Business Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	27/10/2021
SD21A/0185	Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.	Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Permission	GRANT PERMISSION	02/11/2021
SD218/0011	Enhancements and upgrades consisting of: Provision of wayfinding and signage installations; Enhancement of the primary and secondary routes; Construction of a new "hub zone" to include a Café building with 10 no. public toilets, kitchen, storage,	Corkagh Park, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	20/12/2021
SD21A/0353	Retention permission for the existing telecommunications compound, including enclosure and ground mounted equipment; Permission for the replacement of a 25m high lattice tower with a new monopole carrying antennae, dishes and associated equipment with gr	ESB Clondalkin 38kV Substation, Ninth Lock Road, Clondalkin, Dublin 22.	Permission and Retention	REFUSE PERMISSION & REFUSE RETENTION	21/12/2021
SD21A/0132	Retention of 2 apartments previously used as a two storey retail premises comprising a 1 one bedroom apartment at ground floor level and 1 two bedroom apartment at first floor level; Permission for internal amendments and minor elevational alterations at	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	10/01/2022
SD21A/0121	Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006; the 2 houses will complete this partially finished	Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	11/01/2022
SD21A/0149	Change of use from haulage yard to filling station open to the public; additional diesel pumps; palisade fencing; illuminated and non-illuminated signage; all associated site and development works.	David Nestor Freight Services, Crag Avenue Business Park, Clondalkin, Dublin 22.	Retention	GRANT PERMISSION FOR RETENTION	19/01/2022
SD22A/0038	Alterations to the elevations relating to planning number SD18A/0271 and as amended by further information received on the 19th December 2018.	Sandymills, Sandy Mill Lane, Old Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	08/02/2022
SD21B/0599	Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom.	12, Riversdale Crescent, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	23/02/2022
SD22B/0085	Attic conversion with projecting dormer window to rear of house, new bedroom and storage facility and all associated works.	88, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	24/02/2022
SD22A/0073	Retention permission for 'Click and Collect' signage in existing Tesco car park ; permission for construction of a sheltered canopy (c35sq.m) in the existing car park for the purpose of providing 2 dedicated 'Click and Collect' spaces for existing Tesco	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission and Retention	INVALID APPLICATION	08/03/2022

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD228/0001	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. 5	Bawnogue Road/Ashwood Drive, Clonburris, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	31/03/2022
SD22A/0033	Retention permission and continuation of use of a former double height warehouse within their building as 426.6sq.m of office use, over two floors as well as all associated and ancillary elevation changes.	Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	06/04/2022
SD22A/0120	Retention for Click and Collect signage in the existing Tesco car park; construction of a sheltered canopy (c. 35sq.m) in the existing car park for the purpose of providing 2 dedicated Click and Collect spaces for the existing Tesco store and all associa	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	22/04/2022
SD22A/0142	Retention of existing self-service laundromat facility.	Circle K Ninth Lock Service Station, 22, Ninth Lock Road, Dublin 22, D22 E6R2	Retention	GRANT PERMISSION FOR RETENTION	16/05/2022
SD21A/0360	Car wash & car wash plant room with water recycling system; re-location of the main ID sign and all associated structures, drainage and site development works.	2, Ninth Lock Road, Dublin 22	Permission	GRANT PERMISSION	23/05/2022
SD16A/0450/EP	A social housing development comprising of 10 one bed units in a three storey apartment building, associated car parking and bicycle parking, bin store, new vehicular access onto Old Nangor Road, new pedestrian access to replace existing vehicular entran	Lands at Old Nangor Road, Clondalkin, Dublin 22.	Extension Of Duration Of Permission	REFUSE EXT. OF DURATION OF PERMISSION	24/05/2022
SD21B/0643	5.5sq.m single storey porch extension to front elevation and all associated site and development works.	18, Westbourne Grove, Dublin 22	Permission	GRANT PERMISSION	01/06/2022
SD22B/0278	Planning Permission for (1) Construction of a two storey pitched roof side extension to the existing dwelling (2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width of the two storey extension.	53, Michael Collins Park, Dublin 22	Permission	GRANT PERMISSION	17/06/2022
SD22A/0004	Internal separation of the house and associated granny flat to provide for 2 permanent houses and extension of rear garden. Part of the development site is located within the Clonburris Strategic Development Zone.	58a and 58b, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	22/06/2022
SD221A/0022	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 fo	Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin	SDZ Application - Clonburris	GRANT PERMISSION	29/06/2022

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD17A/0186/EP	4 2-storey, 3 bedroom houses including parking and related infrastructural works, alterations and widening of existing vehicular access gateway at the front of the site onto Crag Avenue within the curtilage of the Protected Structures at No's 6 & 7 Bally	Crag Avenue, Clondalkin, Dublin 22	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	13/07/2022
SD22B/0331	Retention of single storey 11.5sq.m extension to rear; Retention of 25.5 sq.m attic conversion for use as store room.	58, Laurel Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	19/07/2022
SD22A/0328	Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consist of	Colaiste Chilliain, Old Nangor Road, Clondalkin, Dublin 22	Permission	INVALID - SITE NOTICE	09/08/2022
SD22B/0370	The demolition of the existing first floor rear extension including the raised ridge line and first floor window. The construction and reinstatement of a pitched roof to the rear with original ridge height to match existing ridge heights on Cherrywood	69, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	18/08/2022
SD22B/0288	The development will consist of the demolition of the existing rear extension. To construct a two bedroom granny flat at rear and a single storey side and rear extensions. A new side vehicular entrance and dishing at Castle Park	1, Castle Drive, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	24/08/2022
SD22A/0021	Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dished area of outside footpath; and	2, Melrose Avenue, Dublin 22	Permission	GRANT PERMISSION	20/09/2022
SD228/0010	Proposed Upgrade of St. Cuthbert's Park, in the Townlands of Kilmahuddrick and Deansrath, Dublin 22. The development will consist of: • Proposed hard-surfaced primary walking/ cycling route with public lighting; traversing east-west, through the	St Cuthbert's Park, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	23/09/2022
SD22A/0409	Retention of erection of new electronic of 8 x 5.5ft sign which replaces existing 9 x 6ft wooden sign inside the boundary wall on Orchard Road side of the site, in the curtilage of Áras Chríáin (Protected Structure).	Aras Chronain, Botha an Ulloird, Cluain Docain, Baile Atha Cliath 22.	Retention	GRANT PERMISSION FOR RETENTION	28/10/2022
SD22A/0107	Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and access	6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	23/11/2022

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0443	Construction of new semi-detached house to the side of the existing property, with a new single storey extension to the rear of the existing property including modifications to the existing elevations and associated landscape and site works.	25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	23/11/2022
SD23B/0014	Retention of 2 single storey extensions at either side of house. Proposed single storey extension at rear.	St Annes, Monastery Road, Clondalkin	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	18/01/2023
SD23B/0043	Ground floor front porch with pitched roof over ground floor side and rear extension with pitched roofs over with 2 No Lights over rear extension	46, Cherrywood Drive, Dublin 22	Permission	GRANT PERMISSION	07/02/2023
SD23B/0049	New Ground Floor Extension to front with new metal clad canopy over existing porch and new extension with internal modifications and associated site works	2, St. Patricks Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/02/2023
SD23B/0050	New dormer type window extension to side elevation for existing bedroom, new metal clad canopy over existing bay window and entrance door to replace existing tiled canopy, with internal modifications and associated site works.	2A, St. Patricks Park, Clondalkin, Dublin22	Permission	GRANT PERMISSION	14/02/2023
ED23/0004	Erection of gate pillars in front garden of building in excess of 1.2 mt high	94/95, Cappaghmore, Clondalkin, Dublin 22	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	22/02/2023
SD23B/0102	Retention Permission for a detached Multi-Sensory day room/garden storage room with associated ancillary works	10, Westbourne Close, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	13/03/2023
ED23/0012	Replace & Upgrade front Windows & Door	1, Tower Road, Clondalkin, Dublin 22, D22 P9W7	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	15/03/2023
SD23A/0063	A 2 storey 2 bedroom house attached to side of existing house, connections and all necessary ancillary site development works. Form new pedestrian entrance within existing boundary wall, demolition of existing single storey side extension, internal alter	98 Alpine Heights, Clondalkin, Dublin 22, D22 VA03	Permission	GRANT PERMISSION	30/03/2023
SDZ22A/0010	Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north	The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train stati	SDZ Application	GRANT PERMISSION	03/04/2023
SD23B/0167	Retention Planning Permission for detached single storey gym/shed & outdoor canopy seating area to rear garden with associated ancillary works.	16, St. Patricks Road, Ballymanaggin, Dublin 22.	Retention	GRANT PERMISSION FOR RETENTION	12/04/2023
SDZ22A/0017	Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedro	Within the townland of Cappagh, Clonburris, Dublin 22	SDZ Application	GRANT PERMISSION	19/04/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0352	Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consi	Colaiste Chilllain, Old Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	28/04/2023
SD23B/0005	2 storey extension to side. Rear attic storage with dormer window to rear. Roof window to the front. Garage conversion for extended living.	28, Cappaghmore, Cappagh, Dublin 22	Permission	GRANT PERMISSION	28/04/2023
ED23/0021	Removal of the ATM with new wall finish to match existing, removal of shopfront signage and projecting sign, removal of night safe facing plate with replacement with blanking plate, and removal of the general Ulster Bank merchandising signage.	Monastery Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	04/05/2023
SD23A/0097	Permission for a change of use from Domestic Dwelling to Guest House/ B&B.	Saint Laurence, Tower Road, Dublin 22 D22 RF70	Permission	INVALID - SITE NOTICE	08/05/2023
SD23A/0140	Proposed material alterations / change of use of office accommodation to part of existing first floor level to (1) Extension of existing medical centre (previously granted Ref. SD15A/0327; (2) New three bedroom self-contained live / work unit with own do	Tower Road Shopping Centre, Tower Road, Clondalkin, Dublin 22	Permission	REQUEST ADDITIONAL INFORMATION	13/06/2023
ED23/0024	Converted Domestic Garage to Laundry/utility room & internal alternations to ground & first floor layout	Saint Laurence, Tower Road, Dublin 22. D22RF70	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	14/06/2023
SD23A/0156	Modifications to the ground floor layout and shop facade and will include for: (a) Single-storey extension to front of the existing store to provide a DRS facility to allow customers to return plastic beverage bottles to a reverse vending machine in stor	New Nangor Road, Ballymanaggin, Dublin 22	Permission	GRANT PERMISSION	11/07/2023
SD23A/0166	(i) A change of use from existing residential dwelling to guest house, and (ii) the provision of 1 no. accessible bathroom at ground floor level. The development includes drainage, landscaping, boundary treatments and all ancillary works needed to facili	Saint Laurence, Tower Road, Dublin 22	Permission	GRANT PERMISSION	19/07/2023
SDZ23A/0029	The development will consist of amendments to the permitted development as approved by South Dublin County Council under Planning Reg. Ref. SDZ21A/0022 comprising: (i) The construction of 2 no. 2-bedroom ground floor apartments (in place of plant areas)	Within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin	SDZ Application	GRANT PERMISSION	27/07/2023
SD23A/0183	To change condition No. 4 of Planning Application SD20A/0062 to increase the number of children attending any one session from 16 to 20	58, Cappaghmore, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	04/08/2023
SD23B/0213	Roof Profile revised from a double hipped roof to a Dutch gable style to the side and a dormer window to the rear.	89 Cherrywood Avenue,, Clondalkin,, Dublin 22.	Permission	GRANT PERMISSION	01/09/2023
SD23A/0106	Installation of telecommunications equipment including a pole mounted tri-sector antenna and dish, remote radio units (RRU's), GPS, latchways system, cabinet, steelwork and all associated site development works on the rooftop; The development will provid	Steeple House, Thornfield Square, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	05/09/2023
ED23/0041	Front shop business name signage. Advertising signage over the door 85x245 cm. Existing box beside the window on first floor 90x90 cm. Frame on the right side from the door 50x80.	1-3, Main Street, Clondalkin, Dublin, D22 A4T8	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	14/09/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0412	Social housing development consisting of 10 one bed units in a two to three storey apartment building, associated car parking and bicycle parking, bin store, water pump house, new vehicular access onto Old Nangor Road, new pedestrian access onto Old Nang	Lands at, Old Nangor Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	26/09/2023
SD23B/0424	Conversion of existing attic space comprising of modification of existing roof structure, new gable window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear	14, Orchard Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	05/10/2023
SD23A/0255	Remove a condition from a previously granted permission on their premises at Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22. The application (local authority Reg Ref SD20A/0234) was to demolish the existing buildings on site and to cons	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	05/10/2023
SDZ22A/0018	Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 o	Within the townland of Cappagh, Clonburris, Dublin 22	SDZ Application	GRANT PERMISSION	06/10/2023
SD23B/0429	Single storey porch extension to the front and a part two storey side/part single storey side extension. The ground floor extension is to be used as a self-contained family flat and the first floor to be an additional bedroom to the main house and all as	1, Riversdale Avenue, Clondalkin, Dublin 22	Permission	REQUEST ADDITIONAL INFORMATION	10/10/2023
SD23B/0446	Demolition of existing 7.15 sq/m ground floor rear extension, change of use of 10.8 sq/m garage to habitable space; construction of an 18 sq/m first floor side extension; construction of a 33.2 sq/m ground floor rear extension; construction of a 2.3 sq/m	135, Cappaghmore, Cappagh, Dublin 22, D22 H3F9	Permission	GRANT PERMISSION	18/10/2023
SDZ23A/0018	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 Clo	Within the townland of Cappagh and Clonburris Litte, Clonburris, Co. Dublin	SDZ Application	GRANT PERMISSION	01/11/2023
SD23A/0297	Installation of a 1.4m x 0.51m x 1.8m (LxWxH) above ground enclosure, to house a new natural gas DRI (District Regulating Installation) and a 3m high 'lamp post' style relief vent stack with all ancillary services and associated site works.	Lands along the eastern boundary of, James Connolly Park, Neillstown, Dublin 22	Permission	GRANT PERMISSION	09/11/2023
SDZ23A/0043	Cairn Homes Properties Limited, intend to apply for permission for development at this site of c.5 ha at Development Area 6 Kishoge Urban Centre, sub sector KUC-S4 (including an area of Development Area 9 Kishoge South East, sub sector KSE-S1), Clonburri	Development Area 6 Kishoge Urban Centre, sub sector KUC-S4 (including an area of Development Area, 9 Kishoge South East, sub sector KSE-S1), Clonburris SDZ, within the townland of Kishoge, Clonburris, Dublin 22	SDZ Application	REQUEST ADDITIONAL INFORMATION	30/11/2023
SD23A/0321	1) Construction of a double story end of terrace dwelling to side of existing semi-detached double storey dwelling. 2) Modification to existing vehicular access. 3) All related works.	1, Ashwood Road, Clondalkin, Dublin 22, D22 VH59	Permission	INVALID - SITE NOTICE	07/12/2023
SDZ23A/0040	Temporary permission for the erection of 2 no. temporary advertising / information signs and 12 no. flags, on 2 no sites, both measuring 67 sq.m, located at (i) Fonthill	The Fonthill Road (R113) roundabout, adjacent to the Ninth	SDZ Application - Clonburris	GRANT PERMISSION	15/12/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
	Road (R113) roundabout, to the west of permitted development granted under Ref. SDZ2	Lock Road, all within the townland of Cappagh, Dublin 22.			
SD23A/0328W	Change of use of butcher shop to take-away restaurant for the sale of asian street food, replacement extract ductwork to rear and all associated works.	Unit 4, Bawnogue Shopping Centre, Clondalkin, D22 PD83	Permission		18/12/2023
SD23A/0215	Retention consists of a detached single-storey ESB substation with switch room & associated site landscaping & drainage works. Location the northeast corner of site.	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	20/12/2023
SD23A/0214	Modifications to previously approved application granted by An Board PleanÁila, grant reference ABP-309646-21, at the site of Clondalkin Enterprise Centre. The proposal consists of two additional one bed apartments on the second floor of Block B east sid	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	20/12/2023
SD24A/0011	Construction of a double storey end of terrace dwelling to side if existing semi-detached double storey dwelling Modification to existing vehicular access All related Works	1, Ashwood Road, Clondalkin, Dublin 22, D22 VH59	Permission		16/01/2024

2.6.6.2 EIA Portal search

A search of projects requiring assessment under the European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the ‘EIA Directive’) as amended by Directive 2014/52/EU was carried out on the Department of Housing, Local Government and Heritage’s EIA Portal². A number of Gas Networks Ireland developments subject to assessment under the EIA Directive proximate to the proposed development were identified (See Figure 17 and Table 12 below).

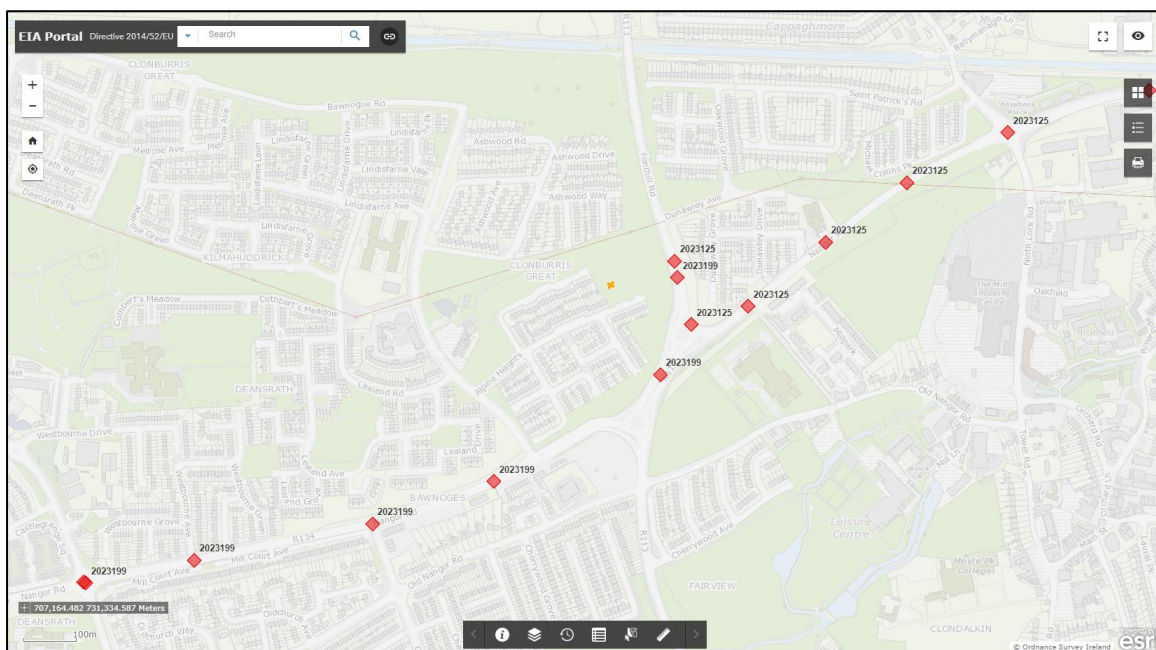


Figure 17: Projects requiring assessment under the EIA Directive in the vicinity of the proposed development.

Table 12: Projects requiring assessment under the EIA Directive in the vicinity of the proposed development.

PORTAL ID	APPLICANT NAME	DESCRIPTION
2023199	Gas Networks Ireland	2 pipelines. 1 travels west along R134 from intersection of R134/R136, terminating at Microsoft facility on R134. 2 travels west from R113 just north of intersection of Cherrywood Villas/Old Nangor Road to same facility on R134.
2023196	Gas Networks Ireland	The proposed development is a linear route running west from the intersection of R134 and R136 along the R134, turning southwest at the R120 and terminating at the Bulmer facility on that road.
2023125	Gas Networks Ireland	The proposed development is a liner route located in New Nangor Road (R134) and Fonthill Road South (R113) in the townlands of Clonburris Great, Clondalkin and Ballymanaggin in Dublin 22.

² Available from:

<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Accessed February 2024

2.6.7 “Do nothing” scenario

Any potential negative impacts associated with the proposed development would be avoided.

2.6.8 Gauging of Impacts on Natura 2000 sites – Integrity of site checklist

The potential impacts of the proposed development on Natura 2000 sites are gauged using a checklist, which aids in determining the potential of development to have a significant negative impact on any Natura 2000 site. This checklist consists of a number of pertinent questions as set out in Table 13.

Table 13: Potential of the proposed development to impact on Natura 2000 sites in the absence of suitable mitigation/preventative measures.

DOES THE PLAN HAVE THE POTENTIAL TO:	YES/NO
Cause delays in progress towards achieving the conservation objectives of the Natura 2000 site?	NO
Interrupt progress toward achieving the conservation objectives of the Natura 2000 site?	NO
Disrupt those factors helping to maintain the favourable conditions at the Natura 2000 site?	NO
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the Natura 2000 site?	NO
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the Natura 2000 site functions as a habitat or ecosystem?	NO
Change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the Natura 2000 site?	NO
Interfere with predicted or expected natural changes to the Natura 2000 site (such as water dynamics or chemical composition)?	NO
Reduce the area of key habitats within the Natura 2000 site?	NO
Reduce the population of key species of the Natura 2000 site?	NO
Alter the balance between key species of the Natura 2000 site?	NO
Reduce the biodiversity of the Natura 2000 site?	NO
Result in disturbance that could affect population size or density or the balance between key species within the Natura 2000 site?	NO
Result in fragmentation?	NO
Result in the loss or reduction of key features of Natura 2000 sites?	NO

2.7 Conclusions of screening

According to the guidance published by the NPWS (DoEHLG, 2009), Screening for Appropriate Assessment can either identify that a Natura Impact Statement (NIS) is not required where:

1. A project/proposal is directly related to the management of the site; or
2. There is no potential for significant impacts affecting the Natura 2000 network.

Where the screening process identifies that significant impacts are certain, likely or uncertain the project must either proceed to Stage II Appropriate Assessment or be rejected.

The potential impacts that will arise from the proposed development have been examined in the context of a number of factors that could potentially impact upon the integrity of the Natura 2000 network. On the basis of the findings of this Screening for Appropriate Assessment, it is concluded that the development:

1. Is not directly connected with or necessary to the management of a Natura 2000 site; and
2. Will not have any significant negative impacts on the Natura 2000 network.

Following an examination, analysis and evaluation of the relevant information and the potential for significant effects on the conservation objectives of Natura 2000 sites, and applying the Precautionary Principle, it is, in the opinion of the author of this report, possible to exclude (on the basis of objective information and in the absence of specific prescribed precautionary/mitigation measures) that the proposed development, individually or in combination with other plans or projects, will have any significant potential to have negative impacts on the Natura 2000 network.

Having identified no potential impacts of the proposed development upon the Natura 2000 network, and in accordance with Article 6(3) of the Habitats Directive, a Stage 2 Appropriate Assessment is not required in this instance.

3 References

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