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Appropriate Assessment information for a stage 1 (AA) for the proposed Development at Rathfarnham Castle, Rathfarnham, Co. Dublin.

15th April 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Doyle Kent

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Introduction

The following Appropriate Assessment Screening been prepared by **Altemar Ltd.** at the request of Doyle Kent for a development at Rathfarnham Castle, Rathfarnham, Co. Dublin.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments. Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

This report has been prepared by Ecological Consultant Michael Wall of Altemar Ltd., who holds a BSc in Environmental Science and an MSc in Marine Biology. With extensive expertise in ornithological surveys, particularly seabirds - Michael also has a wealth of experience in environmental consultation and compliance. His work spans various industries, with a specialized focus on infrastructure and ICT facilities.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component 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."

As outlined in "Managing Natura 2000 sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2019)[1]:

"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the Natura 2000 site is designated.

In its Waddenzee ruling (C-127/02 paragraphs 52–54, 59) the Court emphasized the importance of using the best scientific knowledge when carrying out the appropriate assessment in order to enable the competent authorities to conclude with certainty that there will be no adverse effects on the site's integrity:

'As regards the concept of 'appropriate assessment' within the meaning of Article 6(3) of the Habitats Directive, it must be pointed out that the provision does not define any particular method for carrying out such an assessment. None the less, according to the wording of that provision, an appropriate assessment of the implications for the site concerned of the plan or project must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives.'

'Such an assessment therefore implies that all the aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those (conservation) objectives must be identified in the light of the best scientific knowledge in the field.'

'The competent national authorities, taking account of the appropriate assessment of the implications of the plan or project for the site concerned in the light of the site's conservation objectives, are to authorise such an activity only if they have made certain that it will not adversely affect the integrity of that site. That is the case where no reasonable scientific doubt remains as to the absence of such effects.'

Assessments that confine themselves to general descriptions and a superficial review of existing data on 'nature' within the area cannot therefore be considered as 'appropriate' for the purposes of Article 6(3). According to the Court the appropriate assessment should contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt as to the effects of the works proposed on the site concerned (C-304/05 paragraph 69)53. It cannot be held that an assessment is appropriate where information and reliable updated data concerning the habitats and species in the site are lacking (C-43/10 paragraph 115).

It is at the time of adoption of the decision authorising implementation of the project that there must be no reasonable scientific doubt remaining as to the absence of adverse effects on the integrity of the site in question (C-239/04, paragraph 24). Furthermore, as regards multi-phase monitoring, such monitoring cannot be considered as sufficient to ensure performance of the obligation laid down in Article 6(3) of the Habitats Directive (C-142/16, paragraph 43).

It follows from the above that the appropriate assessment should be reasoned and recorded. If the record of the assessment does not disclose the reasoned basis for the subsequent decision (i.e. if the record is a simple unreasoned positive or negative view of a plan or project), the assessment does not fulfil its purpose and cannot be considered 'appropriate'.

Finally, timing is also important. The assessment is a step preceding and providing a basis for the other steps – in particular, an approval or refusal of a plan or project. The assessment must therefore be undertaken before the competent authority decides whether or not to undertake or authorise the plan or project (C-127/02 paragraph 42). Of course, where a plan or project undergoes re-design before a decision is taken on it, it is quite in order to revise the assessment as part of an iterative process. However, it should not be open to authorities to add retrospectively to an assessment once the subsequent step in the sequence of steps set out in Article 6(3) and 6(4) has been taken."

[1] https://op.europa.eu/o/opportal-service/download-handler?identifier=11e4ee91-2a8a-11e9-8d04-01aa75ed71a1&format=pdf&language=en&productionSystem=cellar&part=

Stages of the Appropriate Assessment ("AA")

This Appropriate Assessment screening report, was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' (Revised 11 February 2010) and the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). This AA screening report was prepared by to provide the competent authority with information necessary to meet their obligation of carrying out AA screening, to determine whether AA is required. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

   - Description of plan or project
   - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
   - Identification and description of individual in combination effects likely to result from the proposed project;
   - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

     Conclusions and screening determination

2) Appropriate Assessment (Natura Impact Statement):

   - Description of the European sites that will be considered further;
   - Identification and description of potential adverse impacts on the integrity of the conservation objectives of these sites likely to occur from the project or plan; and,
   - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
   - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
   - Conclusions and AA determination

If it can be demonstrated during the AA screening phase (Stage 1), that the possibility of likely significant effect, of the project, can be excluded, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.
In addition, it should be noted that Article 6(3) of the Habitats Directive has been interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA 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. That position is now subject to the decision of the CJEU in *Eco Advocacy* C-721/21where it was held that the AA Screening should take account of " *all the constituent elements of that project[development] inherent in it which have the effect of reducing the harmful effects of the project on the [EU] site concerned*" where such elements are incorporated into the design of a project, not with the aim of reducing the negative effects of that project on the site concerned, but as "*standard features required for all projects of the same type*".

Description of the Proposed Project

South Dublin County Council intends to carry out development at the former South Dublin County Council Depot, at the Stables and Courtyards of Rathfarnham Castle and the adjoining Sean Keating Garden, Grange Road/Rathfarnham Road, Dublin14 (D14 FC62 & D14 XT02), Rathfarnham Castle (Protected Structure RPS. 221) Grange Road, Rathfarnham, Dublin 14, on a development site of 1.1725 hectares. The site is bounded by

Castleside Drive to the north, Rathfarnham Road to the west and Rathfarnham Castle and its grounds to the south and east.

The development will consist of the refurbishment and change of use of the former stable buildings and former council depot yards, to provide mixed-use cultural/arts/cafe/ restaurant uses together with retail use, WC's, storage areas and a switch room.

Detailed Description of the works:

1. Works to the building to the north of the castle known as Cromwell's Fort (GFA 269m2), and its change of use to two multi-purpose event spaces and associated lobby areas.

The proposed works to include:

i) the removal of a modern flat roof covering and the replacement with a pitched roof with zinc finish and rendered masonry gable-ends;
ii) the removal of the existing solid floor to the southern internal room and replacement with a new insulated floor slab and the insertion of a new raised floor to the northern room;
iii) the removal of infill blockwork from existing openings and the provision of new windows and doors to existing openings;
iv) Installation of new services, partitions and repair and repointing works as required, including application of lime render finish.

2. Works to the existing single storey former stable buildings (GFA 591m2) within the existing courtyards to the north of the Castle and change of use to cultural/arts spaces, retail, café/restaurant, public toilets and ancillary lobby, storage and services spaces. The proposed works to include:

i) the removal of temporary roof coverings and the replacement with slate roof coverings;
ii) the minor modification of roof profiles above 2no. entrance doorways to provide sufficient head height at entrances;
iii) the removal of temporary bracing to windows and doors and replacement with new windows and doors to existing openings;
iv) the insertion of a new opening to the western perimeter wall to provide a new public entrance to the courtyard immediately to the north of the castle, and the closing up of an adjacent existing doorway opening;
v) The creation of new openings withing dividing walls of the existing stable buildings to provide improved connection between the buildings;
vi) The construction of a new single-storey mono-pitch extension (GFA 83m2) to the northern elevation of a former stable building;
vii) New insulated floor slabs, installation of new services and repair, repointing and lime render works as required.

3. The provision of a new single storey café and restaurant and ancillary support space (area GFA 528m2) within the former council depot yards comprising:

i) The demolition of a section of wall to the north-west to provide access between the proposed restaurant dining area and back of house areas;
ii) The construction of a single storey mono-pitch structure in the north-west corner including clerestory windows facing north and west along the existing perimeter walls of the site to provide a café/restaurant dining area, and an associated single storey flat-roof structure to the north to provide ancillary support to the café/restaurant, including kitchens, staff and visitor WCs;
iii) The provision of an internal plant room to the rear;
iv) The provision of external ancillary support areas including a screened bin store, screened plant enclosure at ground level and screened rooftop plant enclosure;
v) The provision of two new openings within the existing western perimeter wall to facilitate the insertion of secure entrance gates, to provide staff, deliveries and bin store access to the rear of the ancillary space and bin storage areas;
vi) The provision of four new openings within the existing western perimeter wall to facilitate the insertion of new glazed window openings to the café/restaurant;
vii) Repairs and repointing to the existing walls as required.

4. The provision of new, single storey, slated roof structures to the existing structures (GFA 33m2) to the north of the building known as the Seismograph Building consisting of:

i) A secure bike store area and provision of 10no. long term bicycle storage spaces including 1no. enlarged bicycle space for a cargo bike;

ii) A secure bin storage area for the retail spaces;

5. The demolition and reconstruction of the walls to the north and west of the northernmost former depot yard;
6. The provision of a new car park on part of the Sean Keating garden adjacent to the boundary with Castleside Drive, with entry from the existing Rathfarnham Road car park, including:

i) the demolition of 2no. existing gate posts and part of the adjacent existing garden wall and railings, and the removal of 14no. existing trees to facilitate the construction of a new pedestrian and vehicular entrance, pedestrian footpath and delivery drop-off area;
ii) the regrading and relevelling of the existing sunken pond and garden area to provide 54 no. car parking spaces (including 4no. accessible parking spaces and 10 no. EV parking spaces) and 42 no. short-term bicycle parking spaces to the north of the site and associated landscaping;
iii) The reconfiguration of the existing pedestrian entrance gate and new hard and soft landscaping to the north-west corner of the site to facilitate improved pedestrian access;

7. All associated site services, site development works and landscaping comprising:

i) Removal of temporary cabin structures from the existing former council depot yards and associated site clearances;
ii) The construction of new gated entrance and railings between Rathfarnham Castle forecourt and the proposed site;
iii) The removal of 4no. car spaces from the existing Rathfarnham Road car park to provide a new enlarged pavement area adjacent to the entrance to the Café/Restaurant;
iv) The reallocation of the existing bus set down area to accommodate a universally accessible set down area;
v) The local regrading of the footpath within the Rathfarnham Road car park along the perimeter wall to the west of the courtyards to provide accessible entrance points to the courtyards;
vi) The removal of part of southern end of the existing low level boundary wall between the existing car park and Rathfarnham Road to facilitate a new raised table and improved pedestrian crossing point; installation of a new access control gate to the carpark entrance from Rathfarnham Road;
vii) The regrading and relevelling of the existing surfaces to facilitate universal access throughout the site
viii) The provision of new hard and soft landscaping to the existing courtyards;
ix) The provision of new secure entrance gates to the existing openings between the park and courtyards;
x) The infilling with masonry construction of an existing unused entrance between the northern courtyard and the park to facilitate the regrading of the courtyard.
xi) Installation of new drainage, attenuation and site services and associated trenching and reinstatement works.
xii) Installation of new external site lighting to the car parking areas and courtyard spaces;
xiii) Repairs and repointing of existing structures throughout, as required.

The former council depot yards and former stable buildings fall within the zone of notification for Rathfarnham Castle, a National Monument (RMP DU022-014, Nat.Mon. 628) and a Protected Structure (RPS. 221) The proposed site outline, location, site plan, elevations and landscape plan are demonstrated in Figures 1-5.

Landscape

The landscape strategy for the proposed development has been prepared by DFLA Landscape Architects to accompany this planning application. The proposed landscape plans are demonstrated in Figure 5

Figure 1. Site Location

Figure 2. Site Location

Figure 3. Overall site plan

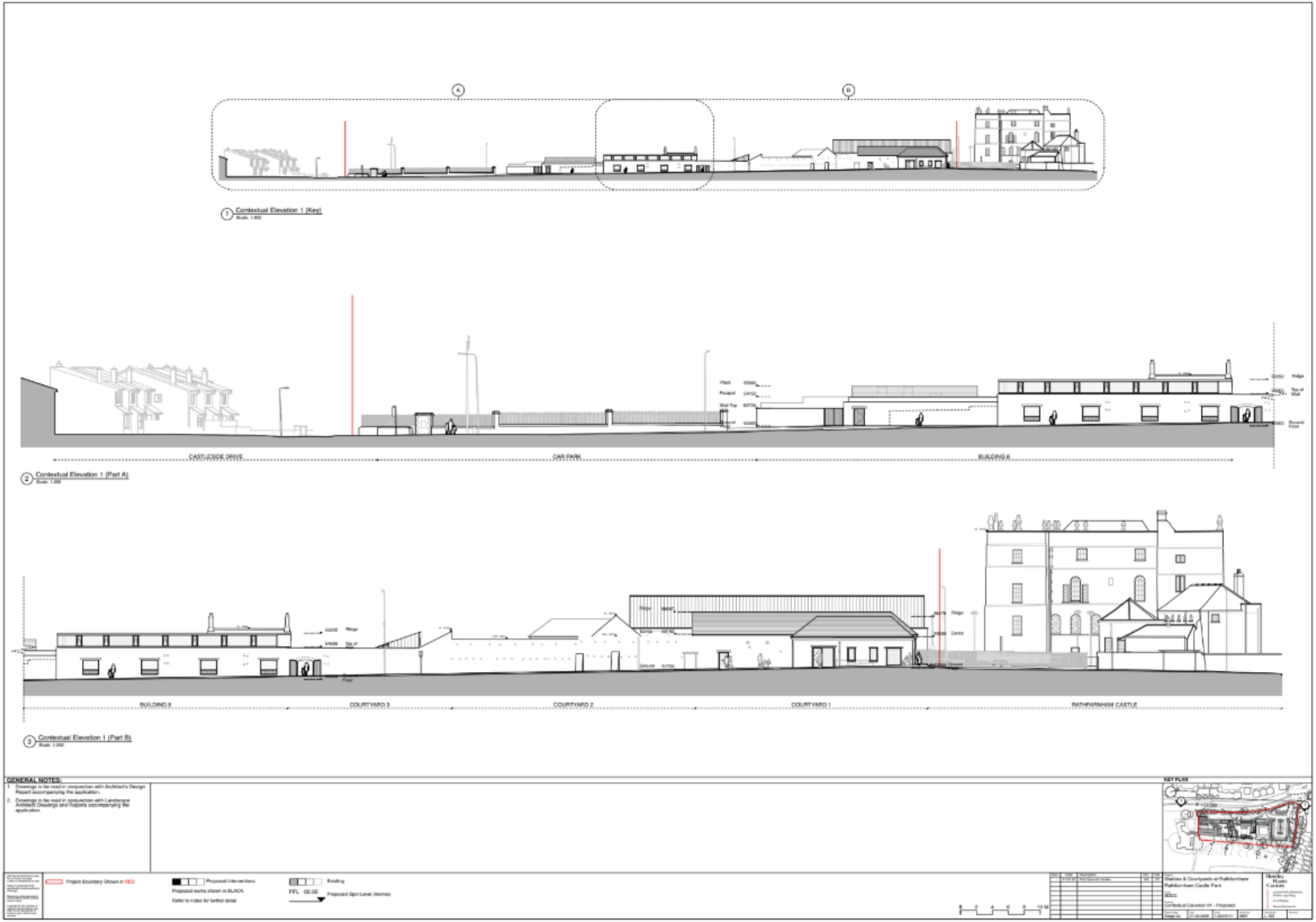

Figure 4. Proposed contiguous elevations

Figure 5. Landscape Plan

Drainage

A Stormwater Management Plan Report has been prepared by CORA Consulting Engineers to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

'Existing Surface Water Drainage System

2 Stormwater Management Plan

2.1 Existing Site & Surface Water Run-Off

The proposed application site is approximately 10054m² and has been broken down into three catchment areas.

As noted above catchment area 01 is an existing carpark. There is to be no significant works to this area as part of these redevelopment works and it is proposed to maintain the current drainage network in this area.

Catchment area 02 consists of the four courtyards & associated buildings. With regard to the existing paved courtyards and buildings there is no discernible surface water strategy.

The roofs of the existing buildings are constructed from corrugated sheathing and the surface runoff from these is carried via rainwater downpipes to a series of gullies and some rainwater pipes discharge directly to the ground. The surface courtyards currently consist of a mix of hard landscaped surfaces including concrete, asphalt and cobbles.

***Catchment area 03** currently consists of landscaped park with a small pond and walkways.*

The site slopes naturally downhill from courtyard 01 to courtyard 04. A CCTV survey of the existing drainage pipework has established that there is network of pipework and gullies in courtyards 03 and 04. This connects to an existing combined sewer which is then connected to the Irish Water foul sewer on Castleside Drive – A copy of the survey drawing is shown in Appendix B.

*Using Met Eireann Rainfall Data the greenfield run-off for the overall site (Qbar) is taken as **2.87 l/s**. Details of the input data and calculations are in Appendix A.*

2.2 Ground Conditions and Site Investigations

Trial Pits and soakaways were carried out on the site to establish the ground conditions. A layer of made ground overlays sandy gravel at approximately 800mm down. The overlying strata is considered soil type 3.

Two soakaway test were carried out – One in Courtyard 03 and the second in Courtyard 04. The first test resulted in a failure and did not produce a f-value. The second produced a value of 0.00019m/s and indicated water stabilising at 0.64m

Both tests indicate a low to zero value for soil permeability.

A record of these tests are included in Appendix C.

2.3 Proposed Stormwater Management Plan – Design Methodology

Area 01

Area one comprises of the existing carpark that is situated adjacent to Rathfarnham Road – As part of this development there are no significant works proposed in this area and therefore it is proposed to maintain the existing stormwater infrastructure.

Area 02

Area 02 consists of the existing courtyards 01, 02, 03 & 04 and all associated buildings. The results of the soil infiltration tests indicate low to zero infiltration so the entire stormwater runoff for this area will be managed by means of an attenuation system.

A total storage capacity of 435m³ will be provided. A single attenuation tank formed from proprietary Aqua-cells units and wrapped in an impermeable membrane will be constructed beneath the finished level of the proposed carpark – Refer to CORA drawings C0001 for details.

An attenuated discharge will be connected to the existing surface water network located to the north of the site. The discharge will be attenuated to the 2.3 l/s which is the calculated apportioned Qbar for the greenfield run-off.

As noted above the soil infiltration test indicate very poor permeability. However it is noted, that in order to install the proposed landscape finishes the soil will be required to be excavated and cultivated/rotovated to a depth of approximately 400mm. This will likely greatly improve the permeability of the soil and allow greater infiltration

Area 03

Area 03 consists of the proposed car park and soft landscaping area. The stormwater runoff fromthe asphalt road and parking bays will be managed by means of an attenuation system. A totalstorage capacity of 140m3will be provided

A attenuated discharge will be connected to the existing surface water network located to the northof the site. The discharge will be attenuated to the 0.56l/s which is the calculated apportioned Qbarfor the greenfield run-off

A thick layer of crushed stone will form the subbase for the parking areas which will also serve asthe attenuation tank. This will be wrapped in an Inbitex membrane to remove any hydrocarbons from the stormwater flow. Refer to drawing C0001 for details

3.0 Conclusion of Stormwater Management Plan

The above stormwater management plan proposes nature-based solutions where practicable to treat stormwater runoff on the site. The suite of measures included in the proposed development shall make a significant improvement to the current situation where there is a substantial stormwater run-off directed to the public sewers, particularly on Castleside Drive.

Proposed Foul Water Network

A Water Supply and Wastewater Management Plan & Flood Risk Assessment Report has been prepared by CORA Consulting Engineers to accompany this planning application. This report outlines the following foul drainage strategy for the proposed development:

'2 Wastewater Discharge

The total wastewater discharge from the site is calculated using the Irish Water Codes of Practice for Waste Water. This includes discharge for general occupancy and the café. Wastewater discharge from the new building is proposed via the existing foul sewer that connects to the Irish Water sewer on Castleside Drive Details of the proposed foul drainage are detailed on CORA Drawing no. C0003Wastewater discharge calculations are shown in Appendix A.

3 Water Supply

The water supply will be taken from the Uisce Éireann existing network located to the east of the side. Water demand calculations are shown in Appendix A. To comply with current Building Regulations a new fire hydrant is required. The water supply layout is shown on CORA drawing C0004

4 Pre-Connection Enquiry to Uisce Éireann

A pre-connection enquiry for the development will be submitted to Uisce Éireann in conjunction with this planning application'

Flood Risk

A Site-Specific Flood Risk Assessment has been prepared by CORA Consulting Engineers. In conclusion, the report states that:

'4 Flood Risk Assessment

See diagram below showing extract from SDCC showing flood maps. There is no record of flooding on the site and it is not located in a flood zone. Therefore, it can be said there is no flood risk on the site.

Extract from SDCC Flood Maps

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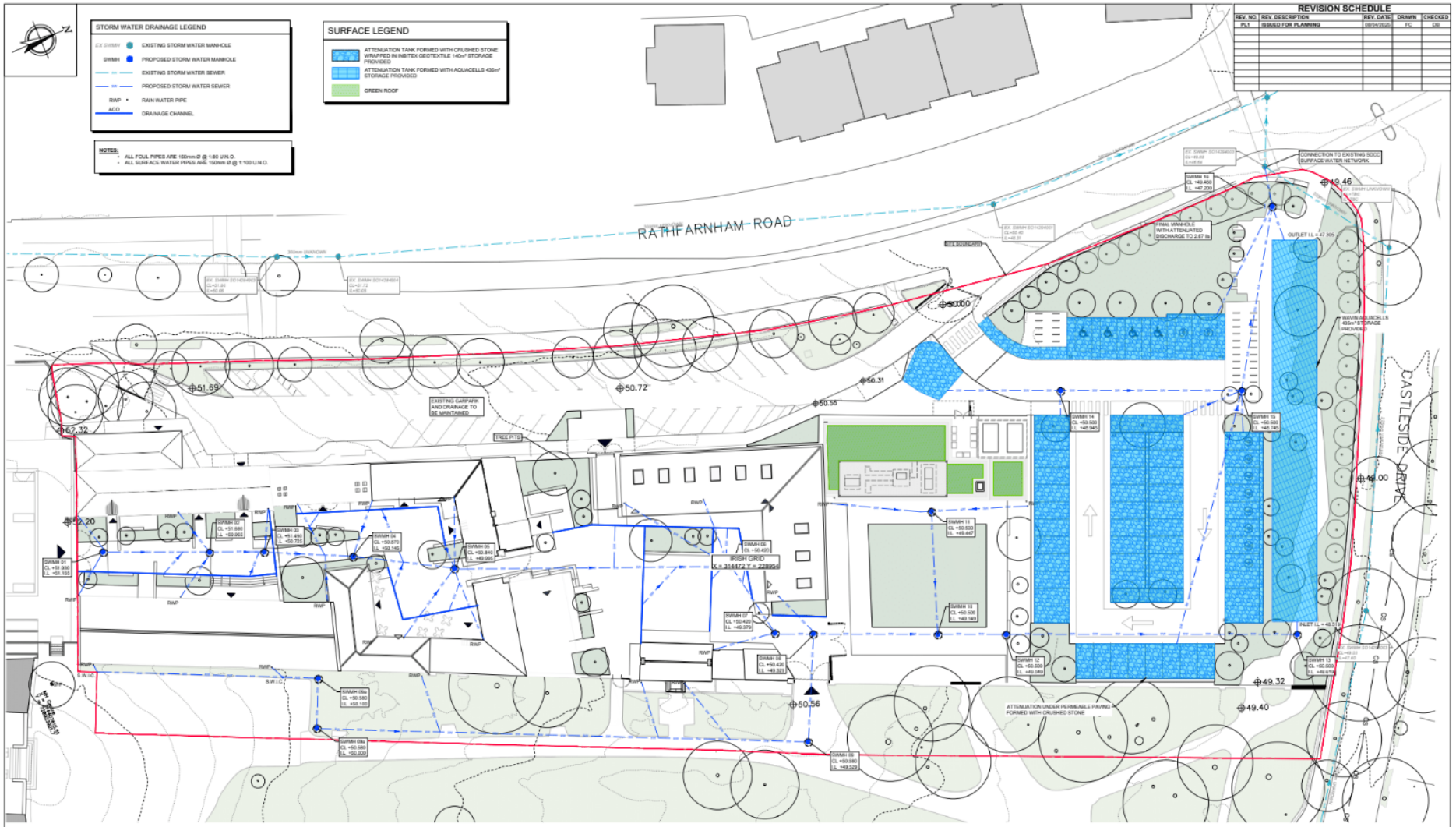

Figure 6. Proposed drainage layout

Identification of Relevant Natura 2000 Sites

The following section identifies the relevant European sites, with the Zone of Influence of the proposed project and compiles information on their qualifying interests and conservation objectives in addition to outlining the potential for significant effects on each site. The proposed development site is not located within a European site. As outlined in Office of the Planning Regulator (2021)[2] "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

The proposed development site is located in a built up, urban area. The nearest European site is South Dublin Bay SAC approximately 5.5 km from the proposed development site. The nearest SPA is South Dublin Bay and River Tolka Estuary SPA approximately 5.7 km from the proposed development site. There is no direct hydrological connection during construction (Figures 7 & 8) from the subject site to the afore mentioned Natura 2000 sites via the proposed surface water drainage strategy.

During operation there is an indirect hydrological connection to the River Dodder (which outfalls to the River Liffey) flows into Dublin Bay, there is a direct hydrological connection to Natura 2000 sites via the surface water network. However, surface water drainage during operation will be subjected to onsite attenuation prior to entering this surface water network. Surface water generated from the construction site will be managed and controlled for the duration of the construction works using a temporary drainage system to be installed prior to the commencement of works. The surface water management system will include throttle run off and allow suspended solids to be removed prior to entering the agreed outfall. All inlets to the cascading settlement basins will be riprapped to prevent erosion occurring in the vicinity.

There is an indirect hydrological pathway to marine-based Natura 2000 sites in Dublin Bay via the proposed foul wastewater drainage network. Foul wastewater from the proposed development will be directed to an existing foul sewerage system. Prior to being discharged to Dublin Bay, Wastewater will be sent to Ringsend Wastewater Treatment Plant (WwTP) for treatment.

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed works is its distance from the location of the works. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of potential impacts. In this case, the nearest European site to the proposed development is 5.7 km away (South Dublin Bay & River Tolka SPA) (Figure 8). Best practice guidance suggests that an initial zone of influence be set at a radius of 2km for non-linear projects (IEA, 1995) However, it should be noted that the ZOI was extended to 15 km from the project site boundary where a hydrological connection was identified, whether by drainage connections or natural biodiversity corridors e.g. rivers or woodland, to account for that hydrological connection to potential European Sites. In the absence of any such direct or indirect connections the receiving environment within 2km of the project site was considered.

All Natura 2000 sites within 15km are listed in Table 1. The conservation objectives, qualifying interests, and the potential impact of the development on each European site and qualifying interest screened in are outlined in Table 2. There is no direct or indirect hydrological pathway from the proposed development site to the Natura 2000 sites beyond 15km and no significant effect is foreseen on these sites.

[2] https://www.opr.ie/wp-content/uploads/2021/03/9729-Office-of-the-Planning-Regulator-Appropriate-Assessment-Screening-booklet-15.pdf

Table 1. Proximity to designated sites of conservation importance

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE000210	South Dublin Bay SAC	5.5 km
IE001209	Glenasmole Valley SAC	7.3 km
IE002122	Wicklow Mountains SAC	6.8 km
IE000206	North Dublin Bay SAC	9.6 km
IE000725	Knocksink Wood SAC	10.8 km
IE000713	Ballyman Glen SAC	12.8 km
IE003000	Rockabill to Dalkey Island SAC	12.9 km
IE000202	Howth Head SAC	14.6 km
IE000199	Baldoyle Bay SAC	14.9 km
Special Protected Area		
IE0004024	South Dublin Bay and River Tolka Estuary SPA	5.7 km
IE0004040	Wicklow Mountains SPA	6.9 km
IE0004006	North Bull Island SPA	9.6 km
IE004236	North-West Irish Sea SPA	10.2 km
IE0004172	Dalkey Islands SPA	12.8 km
IE0004016	Baldoyle Bay SPA	14.9 km

Table 2. Natura 2000 sites Screened IN/OUT

Natura Code	Name	Screened In/Out	Details/Reason
Special Areas of Conservation			
IE0000210	South Dublin Bay SAC	**OUT**	**Conservation Objectives**[3] The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** 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] **Potential Impact** The development site is located within a suburban area 5.5 km from the South Dublin Bay SAC (Figure 7). There is a weak indirect hydrological pathway from the proposed development site to the designated SAC via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite drainage facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SAC via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. **No significant effects are likely**
IE001209	Glensamole Valley SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]

Natura Code	Name	Screened In/Out	Details/Reason
			Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Petrifying springs with tufa formation (Cratoneurion)* [7220] **Potential Impacts** The site is located a minimum of 7.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Lutra lutra (Otter) [1355] **Potential Impacts** The site is a minimum of 6.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

Natura Code	Name	Screened In/Out	Details/Reason
IE0000206	North Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (*Petalophyllum ralfsii*) [1395] **Potential Impact** The development site is located within a suburban area 9.6 km from the North Dublin Bay SAC (Figure 7). There is a weak indirect hydrological pathway from the proposed development site to the designated SAC via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SAC via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. **No significant effects likely**
IE000725	Knocksink Wood SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (Cratoneurion) [7220]

Natura Code	Name	Screened In/Out	Details/Reason
			Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] **Potential Impacts** The site is located within a suburban area 10.8 km from the Knocksink Wood SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000713	Ballyman Glen SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] **Potential Impacts** The development site is located within a suburban area 12.8 km from the Ballyman Glen SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE003000	Rockabill to Dalkey Island SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351] **Potential Impacts**

Natura Code	Name	Screened In/Out	Details/Reason
			There is a weak indirect hydrological pathway from the proposed development site to the designated SAC via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment, significant effects are unlikely. There is an indirect pathway from the site to this SAC via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site.. The proposed works are located 12.9 km from the Rockabill to Dalkey SAC. Based on objective scientific evidence there is no likelihood of significant effects on the Natura 2000 site. There is no significant direct pathway from this site to the SAC. **No significant effects likely.**
IE000202	Howth Head SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impacts** The development site is a minimum of 14.6 km from this SAC. Based on objective scientific evidence there is no likelihood of significant effects on the Natura 2000 site. There is no direct or indirect pathway from the site to the SAC. The operation of the gabion walls will not impact on the conservation interests of the site. **No significant effects likely**
IE000199	Baldoyle Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310]

Natura Code	Name	Screened In/Out	Details/Reason
			Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] **Potential Impacts** There is a weak indirect hydrological pathway from the proposed development site to the designated SAC via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SAC via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. The development site is a minimum of 14.9 km from this SAC. Based on objective scientific evidence there is no likelihood of significant effects on the Natura 2000 site. There is no direct or indirect pathway from the site to the SAC. **No significant effects likely**
Special Protection Areas			
IE0004024	South Dublin Bay and River Tolka Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Special Conservation Interests** 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] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999]

Natura Code	Name	Screened In/Out	Details/Reason
			Potential Impact The development site is located within an urban area 5.7 km from the South Dublin Bay and River Tolka Estuary SPA. There is a weak indirect hydrological pathway from the proposed development site to the designated SPA via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SPA via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. **No significant effects likely**
IE0004040	Wicklow Mountains SPA		**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103] **Potential Impacts** The development site is located 6.9 km from the Wicklow Mountains SPA. This site is not an important feeding habitat for merlin or peregrine falcon and has no direct or indirect pathway to this SPA. Based on objective scientific evidence there is no likelihood of significant effects on the Natura 2000 site. **No significant effects likely**
IE0004006	North Bull Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall

Natura Code	Name	Screened In/Out	Details/Reason
			maintenance of favourable conservation status of those habitats and species at a national level. **Features of Interest** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (Numenius a*rquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999] **Potential Impact** The proposed development is located 9.6 km from North Bull Island SPA (Figure 8). There is a weak indirect hydrological pathway from the proposed development site to the designated SPA via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SPA via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. **Significant effects unlikely**

Natura Code	Name	Screened In/Out	Details/Reason
IE004236	North-West Irish Sea SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Special Conservation Interests** Red-throated Diver *(Gavia stellata)* [A001] Great Northern Diver *(Gavia immer)* [A003] Fulmar *(Fulmarus glacialis)* [A009] Manx Shearwater *(Puffinus puffinus)* [A013] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis)* [A018] Common Scoter (*Melanitta nigra)* [A065] Little Gull *(Larus minutus)* [A177] Black-headed Gull (*Chroicocephalus ridibundus)* [A179] Common Gull *(Larus canus)* [A182] Lesser Black-backed Gull *(Larus fuscus)* [A183] Herring Gull *(Larus argentatus)* [A184] Great Black-backed Gull *(Larus marinus)* [A187] Kittiwake *(Rissa tridactyla)* [A188] Roseate Tern *(Sterna dougallii)* [A192] Common Tern (*Sterna hirundo)* [A193] Arctic Tern (*Sterna paradisaea)* [A194] Little Tern (*Sterna albifrons)* [A195] Guillemot *(Uria aalge)* [A199] Razorbill *(Alca torda) [A200*] Puffin (*Fratercula arctica*) [A204] **Potential Impact** The development site is located within a suburban area 10.2 km from the North-West Irish Sea SPA (Figure 8). There is a weak indirect hydrological pathway from the proposed development site to the designated SPA via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SPA via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site.

Natura Code	Name	Screened In/Out	Details/Reason
			Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. **Significant effects unlikely**
IE004172	Dalkey Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] The proposed development is located 12.8 km from Dalkey Islands SPA (Figure 8). There is a weak indirect hydrological pathway from the proposed development site to the designated SPA via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SPA via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. **No significant effects likely**
IE004016	Baldoyle Bay SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048]

Natura Code	Name	Screened In/Out	Details/Reason
			Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Bar-tailed Godwit (Limosa lapponica) [A157] Wetland and Waterbirds [A999] The proposed development is located 14.9 km from Baldoyle Bay SPA (Figure 8). There is a weak indirect hydrological pathway from the proposed development site to the designated SPA via surface water drainage during both construction and operational phases. However, surface water will be managed through onsite attenuation facilities, and given the substantial hydrological distance involved, significant dilution and dispersion will occur through the River Dodder, the River Liffey, and the wider Dublin Bay marine environment the likelihood of significant effects are considered unlikely. There is an indirect pathway from the site to this SPA via the proposed foul wastewater network. Foul wastewater will be directed to the existing foul sewer network that outfalls to Ringsend WwTP for treatment. Foul wastewater from the proposed development will be processed in the existing Ringsend Treatment works under licence. The indirect pathway of foul water to Ringsend will not result in a significant effect on the Natura 2000 site. Noise disturbances from the development would be localised to the immediate environs of the site and would not have a significant impact on the features of interest of this site. **No significant effects likely**

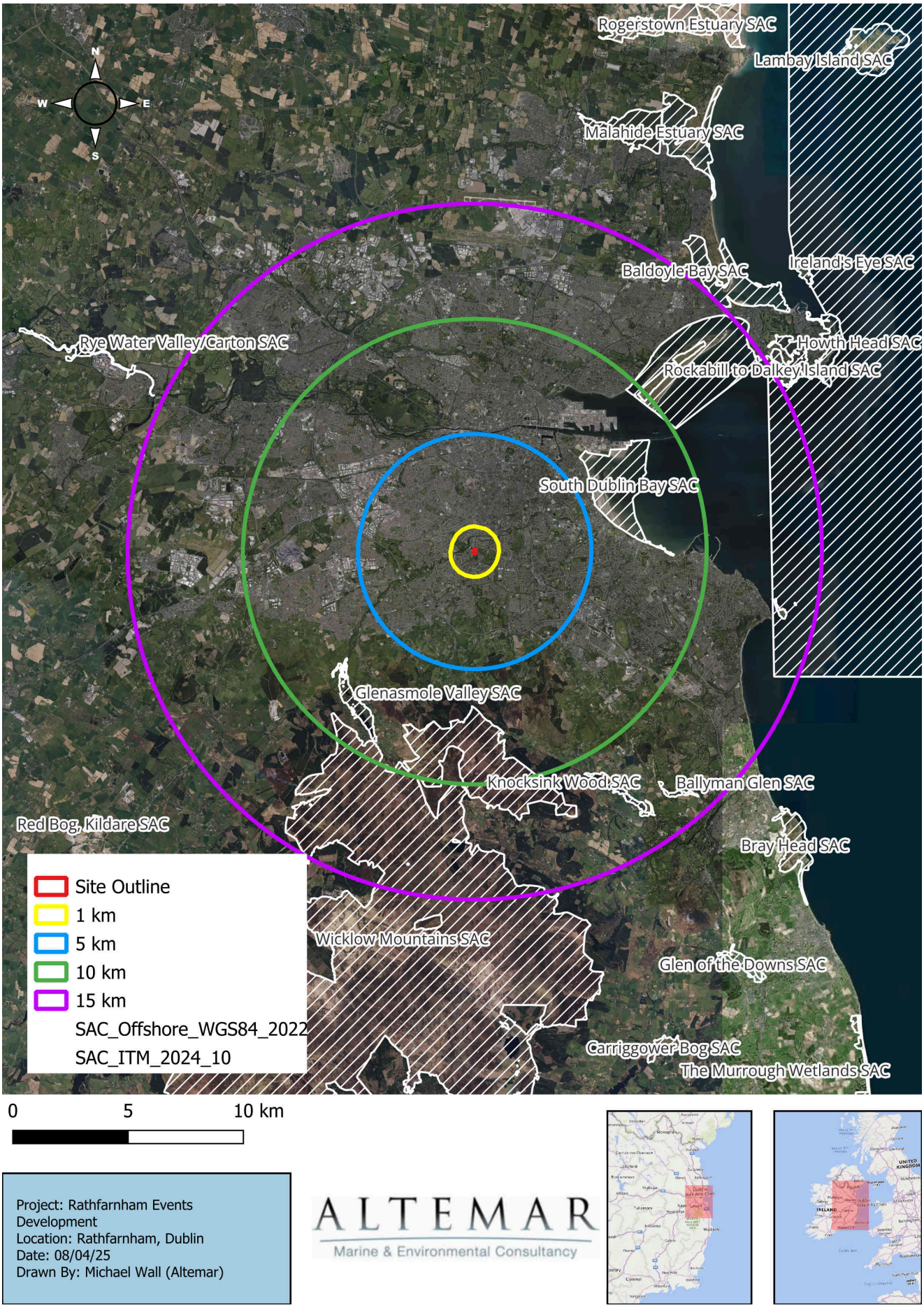

Figure 7. SACs within 15km of the proposed development

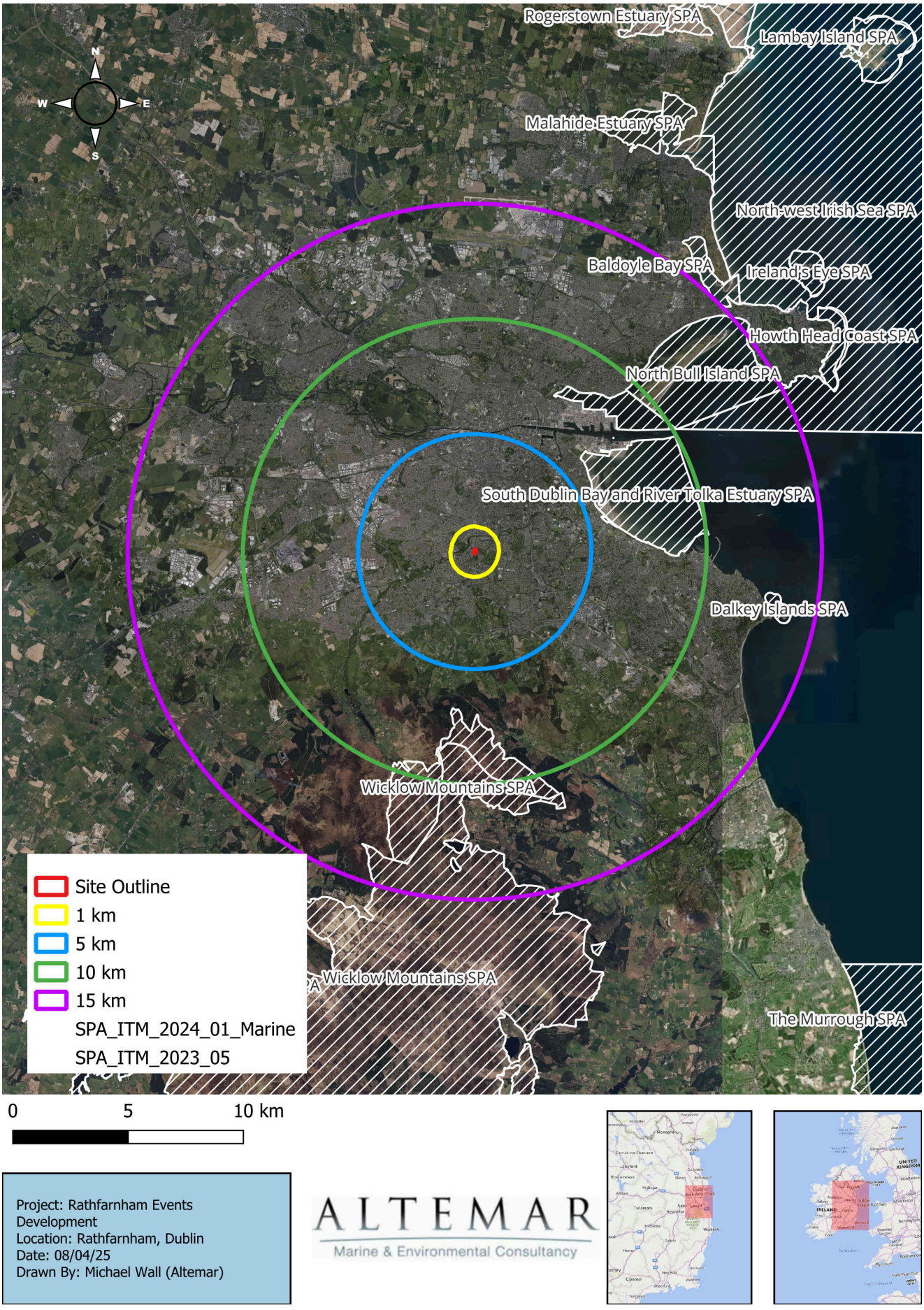

Figure 8. SPAs within 15km of the proposed development

Figure 9. Watercourses proximate to proposed development

Figure 10. Watercourses and SACs proximate of the proposed development site

Figure 11. Watercourses and SPAs proximate of the proposed development site

In-Combination Effects

There are several proposed developments located in the area immediately surrounding the subject site. The following is a list of planning applications in close proximity to the subject site as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal[4]:

The below projects have been permitted or are planned by Dublin City Council or An Bord Pleanála (ABP).

Table 3. In-combination effects considered

DLRCC/ ABP Reg. Ref.	Address	Overview of Development
SD20A/0296	Loreto Primary School, Grange Road, Rathfarnham, Dublin 14.	- Redevelopment at the site of existing Girls National School (Part of the site is in the curtilage of Loreto Abbey, a Protected Structure - RPS No. 253) consisting of demolition of existing school buildings and portacabins; construction of new 3,833sq.m part 3-, 2-, and 1-storey 21 classroom primary school building, connected to existing 2-storey granite building which is to be refurbished; demolition of existing 3-storey red brick Lourdes Nursing Home fronting Convent Lane; refurbishment of and alterations to existing Teresa Ball House with new 85sq.m extension and change of use from nursing home to educational use with 3-classrooms and ancillary resource teaching areas; Teresa Ball House is in the curtilage of Loreto Abbey, a Protected Structure (RPS No. 253); construction of 2-storey, 20-classroom temporary school prefabricated accommodation for school use during the demolition and construction works; associated vehicular drop-off, set-down and parking provisions; associated hard-surface play areas, landscaping, boundary treatments; associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.
SD15A/0070	St. Mary's Boys National School, Grange Road, Rathfarnham, Dublin 14	Single storey classroom extension with ancillary works to the south-east corner of the existing school building.
SD22A/0039	Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.	(a) The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.
SD17A/0093	Rathfarnham Castle, Grange Road, Dublin 14	Works in the basement of the protected structure (South Dublin County Council register of protected structures Ref. 221) comprising: creation of a new door ope in an existing wall; removal of an existing 20th century concrete ramp and replacement with steps; removal of existing 20th century obscure glass and replacement with appropriate clear glass to 3 windows; provision of new lime plaster finish to existing 20th century exposed blockwork walls; provision of 2 new fire doors and revisions to existing to existing modern fire door; repair and making good of existing finishes including lime plaster to walls and ceiling vaults,

[4] https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de

DLRCC/ ABP Reg. Ref.	Address	Overview of Development
		and limestone floor; all associated servicing, including heating, lighting and fire and smoke detection systems.
307746	Whitechurch Road, Rathfarnham, Dublin 16	Flood alleviation works along Whitechurch Stream between St. Enda's Park and its confluence to the Owendoher River at Ballyboden Road
D15A/0819	Nutgrove Shopping Centre, Nutgrove Avenue, Rathfarnham, Dublin 14	Permission is sought for (a) new 2 nos. glazed entrance lobbies (90.6sq.m) as
D24A/0125	Grange Golf Club, Taylor's Lane, Rathfarnham, Dublin 16	The extension of the golf course playing area into the car-park located towards the north-western corner of the site, resulting in the loss of 16 car parking spaces; landscaping works and all associated works above and below ground (a Protected Structure).
2571/19	The High School, Zion Road, Rathgar, Dublin 6	The development will consist of the replacement of an existing prefab shed with a new portal frame shed for use as maintenance machinery storage and associated site works.

There are no significant projects that have been granted planning or currently under construction, proximate to the development, that could potentially cause in combination effects on European sites.

Ringsend WwTP

The foul sewer terminates at Ringsend Waste Water Treatment Plant (WWTP). The foul water from the site will transfer to the Ringsend WWTP via public foul sewer where it will be diluted and mixed with other effluent. Treatment will take place at Ringsend WWTP prior to discharge into Dublin Bay. Uisce Éireann operate this facility under licence (EPA D0034-01) and are required to comply with environmental legislation. In 2019 (ABP Ref. PL29S.301798), the facility received planning to upgrade capacity to 2.4 million PE. The EIAR for the upgrading of Ringsend WWTP stated that "[t]*he likely cumulative impact of the Proposed WwTP Component is that the resident population of the Greater Dublin Area will be capable of growing to its target population levels over time due to the increased capacity of the Ringsend WwTP. This will enable objectives at both national and regional levels to be met. Note that Phase 1 of these works is currently underway with a target completion date of 202*1."

As outlined in the Uisce Éireann website "[i]*n February 2018, the work commenced on the first element, the construction of a new 400,000 population equivalent extension at the Ringsend Wastewater Treatment Plant*."

"*Uisce Éireann completed construction of the infrastructure to treat the wastewater for a population equivalent of 2.1 million at the end of 2023. Following a period of testing and commissioning the upgraded assets are operational.*

Compliance with the Urban Wastewater Treatment Directive is assessed retrospectively based on the attainment of 12 months compliance with the UWWTD Emission Limit Values (ELVs). We are monitoring the performance of the plant closely with a view to achieving this at the earliest possible time. We are also continuing works on the remaining project elements to deliver the capacity for a population equivalent of 2.4 million by the end of 2025."

Given this, it is considered that in-combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, insignificant and localised. It is concluded that no significant effects on Natura 2000 sites will occur due to the proposed development in combination with other projects. No in-combination effects are foreseen.

No significant effects are likely from in-combination effects.

Conclusion

The proposed development site is located within an urban environment. The nearest European Site is South Dublin Bay SAC at a distance of 5.5 km. The nearest waterbody to the subject site is the River Dodder located at approximately 200 m North West of the site boundary. There is no direct hydrological connection to this waterbody. Surface water will be discharged to the public surface water network. Foul water generated during construction is to be collected in onsite sanitary facilities and brought for disposal offsite at a licensed facility. During operation surface water will be directed through new and existing attenuation tanks before being connected to an existing surface water network for drainage. Foul water is to be discharged to existing foul water network prior to being treated at Ringsend WwTP, prior to discharging to the Dublin Bay marine environment. Given the fact that surface water generated during operation will comply with standard measures,, any pollutants, dust or silt laden runoff will be dispersed, diluted, and ultimately treated within the public network prior to reaching the marine environment.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

No significant effects are likely on European sites, their features of interest or conservation objectives

Details of Project	Appropriate Assessment Screening for a proposed development at Rathfarnham Castle, Rathfarnham, Co. Dublin
Name and Location of European Sites Within 15km	South Dublin Bay SAC Glenasmole Valley SAC Wicklow Mountains SAC North Dublin Bay SAC Knocksink Wood SAC Ballyman Glen SAC Rockabill to Dalkey Island SAC Howth Head SAC Baldoyle Bay SAC South Dublin Bay and River Tolka Estuary SPA Wicklow Mountains SPA North Bull Island SPA North-West Irish Sea SPA Dalkey Islands SPA Baldoyle Bay SPA
Project Description	South Dublin County Council intends to carry out development at the former South Dublin County Council Depot, at the Stables and Courtyards of Rathfarnham Castle and the adjoining Sean Keating Garden, Grange Road/Rathfarnham Road, Dublin14 (D14 FC62 & D14 XT02), Rathfarnham Castle (Protected Structure RPS. 221) Grange Road, Rathfarnham, Dublin 14, on a development site of 1.1725 hectares. The site is bounded by Castleside Drive to the north, Rathfarnham Road to the west and Rathfarnham Castle and its grounds to the south and east. The development will consist of the refurbishment and change of use of the former stable buildings and former council depot yards, to provide mixed-use cultural/arts/cafe/ restaurant uses together with retail use, WC's, storage areas and a switch room. Detailed Description of the works: Works to the building to the north of the castle known as Cromwell's Fort (GFA 269m2), and its change of use to two multi-purpose event spaces and associated lobby areas. The proposed works to include: the removal of a modern flat roof covering and the replacement with a pitched roof with zinc finish and rendered masonry gable-ends; the removal of the existing solid floor to the southern internal room and replacement with a new insulated floor slab and the insertion of a new raised floor to the northern room; the removal of infill blockwork from existing openings and the provision of new windows and doors to existing openings; Installation of new services, partitions and repair and repointing works as required, including application of lime render finish. Works to the existing single storey former stable buildings (GFA 591m2) within the existing courtyards to the north of the Castle and change of use to cultural/arts spaces, retail, café/restaurant, public toilets and ancillary lobby, storage and services spaces. The proposed works to include: the removal of temporary roof coverings and the replacement with slate roof coverings;

	the minor modification of roof profiles above 2no. entrance doorways to provide sufficient head height at entrances; the removal of temporary bracing to windows and doors and replacement with new windows and doors to existing openings; the insertion of a new opening to the western perimeter wall to provide a new public entrance to the courtyard immediately to the north of the castle, and the closing up of an adjacent existing doorway opening; The creation of new openings withing dividing walls of the existing stable buildings to provide improved connection between the buildings; The construction of a new single-storey mono-pitch extension (GFA 83m2) to the northern elevation of a former stable building; New insulated floor slabs, installation of new services and repair, repointing and lime render works as required. 3. The provision of a new single storey café and restaurant and ancillary support space (area GFA 528m2) within the former council depot yards comprising: i) The demolition of a section of wall to the north-west to provide access between the proposed restaurant dining area and back of house areas; ii) The construction of a single storey mono-pitch structure in the north-west corner including clerestory windows facing north and west along the existing perimeter walls of the site to provide a café/restaurant dining area, and an associated single storey flat-roof structure to the north to provide ancillary support to the café/restaurant, including kitchens, staff and visitor WCs; iii) The provision of an internal plant room to the rear; iv) The provision of external ancillary support areas including a screened bin store, screened plant enclosure at ground level and screened rooftop plant enclosure; v) The provision of two new openings within the existing western perimeter wall to facilitate the insertion of secure entrance gates, to provide staff, deliveries and bin store access to the rear of the ancillary space and bin storage areas; vi) The provision of four new openings within the existing western perimeter wall to facilitate the insertion of new glazed window openings to the café/restaurant; vii) Repairs and repointing to the existing walls as required. 4. The provision of new, single storey, slated roof structures to the existing structures (GFA 33m2) to the north of the building known as the Seismograph Building consisting of: i) A secure bike store area and provision of 10no. long term bicycle storage spaces including 1no. enlarged bicycle space for a cargo bike; ii) A secure bin storage area for the retail spaces; 5. The demolition and reconstruction of the walls to the north and west of the northernmost former depot yard; 6. The provision of a new car park on part of the Sean Keating garden adjacent to the boundary with Castleside Drive, with entry from the existing Rathfarnham Road car park, including: i) the demolition of 2no. existing gate posts and part of the adjacent existing garden wall and railings, and the removal of 14no. existing trees to

	facilitate the construction of a new pedestrian and vehicular entrance, pedestrian footpath and delivery drop-off area; ii) the regrading and relevelling of the existing sunken pond and garden area to provide 54 no. car parking spaces (including 4no. accessible parking spaces and 10 no. EV parking spaces) and 42 no. short-term bicycle parking spaces to the north of the site and associated landscaping; iii) The reconfiguration of the existing pedestrian entrance gate and new hard and soft landscaping to the north-west corner of the site to facilitate improved pedestrian access; 7. All associated site services, site development works and landscaping comprising: i) Removal of temporary cabin structures from the existing former council depot yards and associated site clearances; ii) The construction of new gated entrance and railings between Rathfarnham Castle forecourt and the proposed site; iii) The removal of 4no. car spaces from the existing Rathfarnham Road car park to provide a new enlarged pavement area adjacent to the entrance to the Café/Restaurant; iv) The reallocation of the existing bus set down area to accommodate a universally accessible set down area; v) The local regrading of the footpath within the Rathfarnham Road car park along the perimeter wall to the west of the courtyards to provide accessible entrance points to the courtyards; vi) The removal of part of southern end of the existing low level boundary wall between the existing car park and Rathfarnham Road to facilitate a new raised table and improved pedestrian crossing point; installation of a new access control gate to the carpark entrance from Rathfarnham Road; vii) The regrading and relevelling of the existing surfaces to facilitate universal access throughout the site viii) The provision of new hard and soft landscaping to the existing courtyards; ix) The provision of new secure entrance gates to the existing openings between the park and courtyards; x) The infilling with masonry construction of an existing unused entrance between the northern courtyard and the park to facilitate the regrading of the courtyard. xi) Installation of new drainage, attenuation and site services and associated trenching and reinstatement works. xii) Installation of new external site lighting to the car parking areas and courtyard spaces; xiii) Repairs and repointing of existing structures throughout, as required. The former council depot yards and former stable buildings fall within the zone of notification for Rathfarnham Castle, a National Monument (RMP DU022-014, Nat.Mon. 628) and a Protected Structure (RPS. 221
Is the Project directly connected with the	No

management of the European site?	
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	
Describe how the project is likely to affect the European site	No significant effects are likely on European sites.
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taking into consideration the effluent discharge from the proposed development works and operation, the lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

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13. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
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15. NPWS (2021) Conservation Objectives: Knocksink Wood SAC 000725. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
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17. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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