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Clonburriss Strategic Development Zone

Appropriate Assessment Determination Screening
Report on the Proposed Material Alterations to the
Draft Planning Scheme

March 2018

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1.0 Introduction

1.1 Appropriate Assessment Screening Report: Purpose and Process

South Dublin County Council has recently prepared the Balgaddy-Clonburris Strategic Development Zone (SDZ) – Draft Planning Scheme. This Draft Scheme, through a series of objectives and policies, will set out the vision and direction for the future development of the Balgaddy-Clonburris area. Following the period of public display and receipt of submissions on the Draft Scheme, a Chief Executives Report was prepared.

As the Chief Executive was preparing responses and recommendations in relation to submissions received, the AA Consultants provided a commentary on these emerging recommendations. Commentary from the AA Consultants in terms of the recommendations of the CEO can be found in the Chief Executives Report on Submissions Received (December 2017).

A series of special Council meetings were held with South Dublin County Council in January and February 2018. A number of motions were submitted by elected members. Commentary from the AA Consultants in terms of the recommendations of the CEO in relation to the Motions can be found in the minutes of the meeting. South Dublin County Council has decided a number of these motions, are material alterations. These material alterations are the focus of this AA Screening report.

Proposed land use plans, and proposed variations or amendments, must undergo a formal “test” or “screening” to ascertain whether they are likely to result in any significant adverse effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission’s Natura 2000 network of sites (hereafter “European sites”¹). These sites are designated on the basis of the presence of certain habitats and species that are deemed to be of international importance. The Irish Government and local Planning Authorities have a legal obligation to protect these sites.

The EC Habitats and Birds Directives are the framework for the designation of these sites. The EC Habitats Directive requires the “screening” of plans and projects under Article 6(3). If the screening process results in a judgement that likely significant effects may occur or cannot be ruled out, then a more detailed ‘appropriate assessment’ (AA) is required.

¹ Natura 2000 sites are defined under the Habitats Directive (Article 3) as a European ecological network of special areas of conservation composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II. The aim of the network is to aid the long-term survival of Europe's most valuable and threatened species and habitats. In Ireland these sites are designed as *European sites* - defined under the Planning Acts and/or Birds and Habitats Regulations as (a) a candidate site of Community importance, (b) a site of Community importance, (c) a candidate special area of conservation, (d) a special area of conservation, (e) a candidate special protection area, or (f) a special protection area. They are commonly referred to in Ireland as candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs).

Scott Cawley Ltd. was appointed by South Dublin County Council to analyse the proposed material amendments to the Draft Scheme and to prepare an AA Screening Report. The Council, as the Competent Authority, have issued a Screening decision on this basis.

2.0 Existing Environment

The Draft Scheme, as amended, sets out a vision for the future strategic development of lands (280ha) at Clonburris, Co. Dublin (Irish Grid Reference: O 04407 32474). The lands support a range of habitats including freshwater (canal, drainage ditches, Griffeen River) grassland, woodland, scrub, disturbed land and built lands. Residential areas exist to the north (Finnstown and Ronanstown) and south (Deansrath and Clondalkin). Industrial lands lie to the southwest (Grangecastle Business Park) and east (Clondalkin Industrial Estate). According to MyPlan.ie online map viewer, the subject lands are currently zoned as “SDZ Strategic Development Zone” under the South Dublin County Development Plan 2016-2022, with a planning objective to “provide for strategic development in accordance with approved planning schemes”.

The subject lands are located within the Liffey and Dublin Bay catchment and the Liffey sub-catchment. According to the EPA’s online Map Viewer, the nearest known rivers are the Griffeen River and its tributary the Kilmahuddrick Stream which runs north-south through the west of the subject lands and the Camac River which runs to the south-east. The Grand Canal forms the southern boundary of the subject lands. The Griffeen River flows in a northerly direction before its confluence with the River Liffey near Lucan. The Camac River flows in a north-easterly direction towards Heuston Station where it also joins the River Liffey. The Grand Canal flows east for c. 2km, where it ultimately discharges into the Liffey Estuary near Ballsbridge. The Liffey Estuary ultimately discharges to Dublin Bay near Poolbeg Lighthouse on the South Wall. The River Liffey is regarded as being of ‘Moderate (Q3-4)’ quality shortly after its confluence with the Griffeen River near Lucan Bridge. The Camac River is deemed to be of ‘Poor (Q2-3, Q3)’ quality according to samples taken at the EPA’s monitoring station at Riversdale Estate Bridge. The River Liffey ranges in quality from ‘Moderate’ to ‘Poor’. As a transitional waterbody, the Liffey is regarded as ‘Eutrophic’ until it flows up to City Quay after which it is regarded as ‘Unpolluted’. The coastal waterbody of Dublin Bay is regarded as ‘Unpolluted’. As such, there have been no breaches of the EPA’s threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present under the EPA’s “Trophic Status Assessment Scheme” classification (EPA 2010).

The subject lands are located within the ‘Dublin’ groundwater body. According to the EPA Envision Map Viewer this groundwater body is described as ‘poorly productive bedrock’. According to GSI Map Viewer, the level of vulnerability to groundwater contamination from human activities ranges from ‘High’ to ‘Extreme’ with some ‘Rock at or near surface or Karst’. It is also described as a ‘Locally Important Aquifer- Bedrock which is Moderately Productive

only in Local Zones’. The bedrock of the area is classified as ‘Dinantian Upper Impure Limestones’.

3.0 Identification of European Sites, Generic Threats and Pressures

As part of the AA Screening of the material amendments to the Draft Scheme, all European sites (SACs and SPAs) within the zone of influence of the Draft Scheme were identified. Similarly, all Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) within the zone of influence of the Draft Scheme were identified. NHAs, pNHAs and other designated sites such as Nature Reserves, Wildfowl Sanctuaries and Ramsar sites do not form part of the European site network, however they often provide an important supporting role to the network, particularly when it comes to fauna species which often do not obey site boundaries. A list of all European sites, NHAs and pNHAs located within the amended Draft Scheme’s boundary and surrounding environs can be found in Section 3.1.

The AA screening process also identified threats and pressures to the integrity of the European sites and hence the sensitivities of the Qualifying Interests (QI) and Special Conservation Interests (SCI) of the European sites within the zone of influence of the amended Draft Scheme. Threats and pressures for QIs were extracted from the Status of EU Protected Habitats and Species in Ireland, Volume 2 & 3 (NPWS, 2013a & 2013b) while threats and pressures for QI bird species were extracted from Annex 2: Bird species’ status and trends reporting format for the period 2008-2012². Information on the parameters contributing to achieving and/or maintaining favourable conservation condition were largely compiled from a range of Site Specific Conservation Objectives (SSCOs) downloaded from the NPWS website, but is also based on professional judgement. Generic threats and pressures to key environmental and ecological conditions required for QIs/SCIs can be found in Section 3.1 also.

3.1 European Sites

The analysis identified 5 SACs and 3 SPAs that will fall within the zone of influence of the Draft Scheme, as amended.

Figure 1. (overleaf) shows all European sites within 15km and beyond of the amended Draft Scheme’s boundary. Information regarding European sites located within the zone of influence of the amended Draft Scheme are outlined in Table 3.1.1 below.

Table 3.1.1. European Sites within the amended Draft Scheme’s Boundary and Zone of Influence

European Sites within the amended Draft Scheme’s Boundary and Zone of Influence			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas

² Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B

001398	Rye Water Valley/Carlton SAC	004040	Wicklow Mountains SPA
001209	Glenasmole Valley SAC	004024	South Dublin Bay and River Tolka Estuary SPA
000210	South Dublin Bay SAC	004006	North Bull Island SPA
000206	North Dublin Bay SAC	004063	
002122	Wicklow Mountains SAC		

The Qualifying Interests of the European Sites within the zone of influence of the Draft Scheme, as amended, are presented in Table 3.1.2 below.

Table 3.1.2 Qualifying Interests of European sites within the zone of influence of the amended Draft Scheme

Qualifying Interests of European sites within the zone of influence of the amended Draft Scheme	
Site Name:	Rye Water Valley/Carlton SAC
Site Code:	001398
Qualifying Interests:	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> ▪ Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <p>Annex II Species:</p> <ul style="list-style-type: none"> ▪ Narrow-mouthed whorl snail (<i>Vertigo angustior</i>) [1014] ▪ Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>) [1016]
Source: (NPWS, 2015) <i>Generic Conservation Objectives for Rye Water Valley/Carlton SAC [001398]</i> (13/02/2015)	
Site Name:	Glenasmole Valley SAC
Site Code:	001209
Qualifying Interests:	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> ▪ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] ▪ Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] ▪ Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]
Source: (NPWS, 2016) <i>Generic Conservation Objectives for Glenasmole Valley SAC [001209]</i> (15/08/2016)	
Site Name:	South Dublin Bay SAC
Site Code:	000210
Qualifying Interests:	Annex I Habitats:

	<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]
<p>Source: (NPWS, 2013) <i>Conservation Objectives for South Dublin Bay SAC [000210]</i> Version 1 (22/08/2013) with additional habitats as notified by NPWS.</p>	
Site Name:	North Dublin Bay SAC
Site Code:	000206
Qualifying Interests:	<p>Annex I Habitats:</p> <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 (<i>Glauco-Puccinellietalia maritima</i>) [1330] ▪ Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] ▪ Embryonic shifting dunes [2110] ▪ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] ▪ Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] ▪ Humid dune slacks [2190] <p>Annex II Species:</p> <ul style="list-style-type: none"> ▪ <i>Petalophyllum ralfsii</i> (Petalwort) [1395]
<p>Source: (NPWS, 2013) <i>Conservation Objectives for North Dublin Bay SAC [000206]</i> Version 1 (06/11/2013)</p>	
Site Name:	Wicklow Mountains SAC
Site Code:	002122
Qualifying Interests:	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> ▪ Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] ▪ Natural dystrophic lakes and ponds [3160] ▪ Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] ▪ European dry heaths [4030] ▪ Alpine and Boreal heaths [4060] ▪ Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] ▪ Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] ▪ Blanket bogs (* if active bog) [7130] ▪ Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] ▪ Calcareous rocky slopes with chasmophytic vegetation [8210] ▪ Siliceous rocky slopes with chasmophytic vegetation [8220]

	<ul style="list-style-type: none"> ▪ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] <p>Annex II Species:</p> <ul style="list-style-type: none"> ▪ Otter (<i>Lutra lutra</i>) [1355]
Source: (NPWS, 2016) <i>Generic Conservation Objectives for Wicklow Mountains SAC [002122]</i> (15/08/2016)	
Site Name:	Wicklow Mountains SPA
Site Code:	004040
Qualifying Interests:	<ul style="list-style-type: none"> ▪ Merlin (<i>Falco columbarius</i>) [A098] ▪ Peregrine (<i>Falco peregrinus</i>) [A103]
Source: (NPWS, 2016) <i>Generic Conservation Objectives for Wicklow Mountains SPA [004040]</i> (15/08/2016)	
Site Name:	South Dublin Bay and River Tolka Estuary SPA
Site Code:	004024
Qualifying Interests:	<ul style="list-style-type: none"> ▪ Light-bellied brent goose (<i>Branta bernicla hrota</i>) [A046] ▪ Oystercatcher (<i>Haematopus ostralegus</i>) [A130] ▪ Ringed plover (<i>Charadrius hiaticula</i>) [A137] ▪ Grey plover (<i>Pluvialis squatarola</i>) [A141] ▪ Knot (<i>Calidris canutus</i>) [A143] ▪ Sanderling (<i>Calidris alba</i>) [A144] ▪ Dunlin (<i>Calidris alpina</i>) [A149] ▪ Bar-tailed godwit (<i>Limosa lapponica</i>) [A157] ▪ Redshank (<i>Tringa totanus</i>) [A162] ▪ Black-headed gull (<i>Chroicocephalus ridibundus</i>) [A179] ▪ Roseate tern (<i>Sterna dougallii</i>) [A192] ▪ Common tern (<i>Sterna hirundo</i>) [A193] ▪ Arctic tern (<i>Sterna paradisaea</i>) [A194] ▪ Wetland and waterbirds [A999]
Source: (NPWS, 2015) <i>Conservation Objectives for South Dublin Bay and River Tolka Estuary SPA [004024]</i> Version 1 (09/03/2015)	
Site Name:	North Bull Island SPA
Site Code:	004006
Qualifying Interests:	<ul style="list-style-type: none"> ▪ Light-bellied brent goose (<i>Branta bernicla hrota</i>) [A046] ▪ Shelduck (<i>Tadorna tadorna</i>) [A048] ▪ Teal (<i>Anas crecca</i>) [A052] ▪ Pintail (<i>Anas acuta</i>) [A054] ▪ Shoveler (<i>Anas clypeata</i>) [A056] ▪ Oystercatcher (<i>Haematopus ostralegus</i>) [A130] ▪ Golden plover (<i>Pluvialis apricaria</i>) [A140] ▪ Grey plover (<i>Pluvialis squatarola</i>) [A141] ▪ Knot (<i>Calidris canutus</i>) [A143] ▪ Sanderling (<i>Calidris alba</i>) [A144]

	<ul style="list-style-type: none"> ▪ Dunlin (<i>Calidris alpina</i>) [A149] ▪ Black-tailed godwit (<i>Limosa limosa</i>) [A156] ▪ Bar-tailed godwit (<i>Limosa lapponica</i>) [A157] ▪ Curlew (<i>Numenius arquata</i>) [A160] ▪ Redshank (<i>Tringa totanus</i>) [A162] ▪ Turnstone (<i>Arenaria interpres</i>) [A169] ▪ Black-headed gull (<i>Chroicocephalus ridibundus</i>) [A179] ▪ Wetland and waterbirds [A999]
<p>Source: (NPWS, 2015) <i>Conservation Objectives for North Dublin Bay SPA [004024] Version 1</i> (09/03/2015)</p>	

3 SACs and 1 SPA were disregarded from further analysis entirely as a result of the initial screening process. The reasons for their exclusion are given below in Table 3.1.3

Table 3.1.3 European Sites screened out from further consideration

Site Code	Special Areas of Conservation	Distance from subject lands	Reasons for exclusion from further analysis
001398	Rye Water Valley/ Carton SAC	c.4km NW	<ul style="list-style-type: none"> ▪ Distance ▪ Lack of hydrological linkage- the Griffeen confluence with the Liffey lies downstream of the SAC's boundary
001209	Glenasmole Valley SAC	c.8.4km SE	<ul style="list-style-type: none"> ▪ Distance ▪ Lack of hydrological linkage ▪ Different groundwater body (Kilcullen)
002122	Wicklow Mountains SAC	c. 10.5km S	<ul style="list-style-type: none"> ▪ Distance ▪ Lack of hydrological linkage ▪ Different groundwater body (Kilcullen)
Site Code	Special Protection Areas	Distance from subject lands	Reasons for exclusion from further analysis
004040	Wicklow Mountains SPA	c. 14.6km SE	<ul style="list-style-type: none"> ▪ Distance- therefore very low risk of disturbance to QI bird species ▪ Lack of hydrological linkage

These European sites were regarded to not have any potential impact pathways between the amended Draft Scheme area and the sites themselves and therefore there was no possibility of any significant impacts either in isolation or combination with elements of the amended Draft Scheme or other plans and projects.

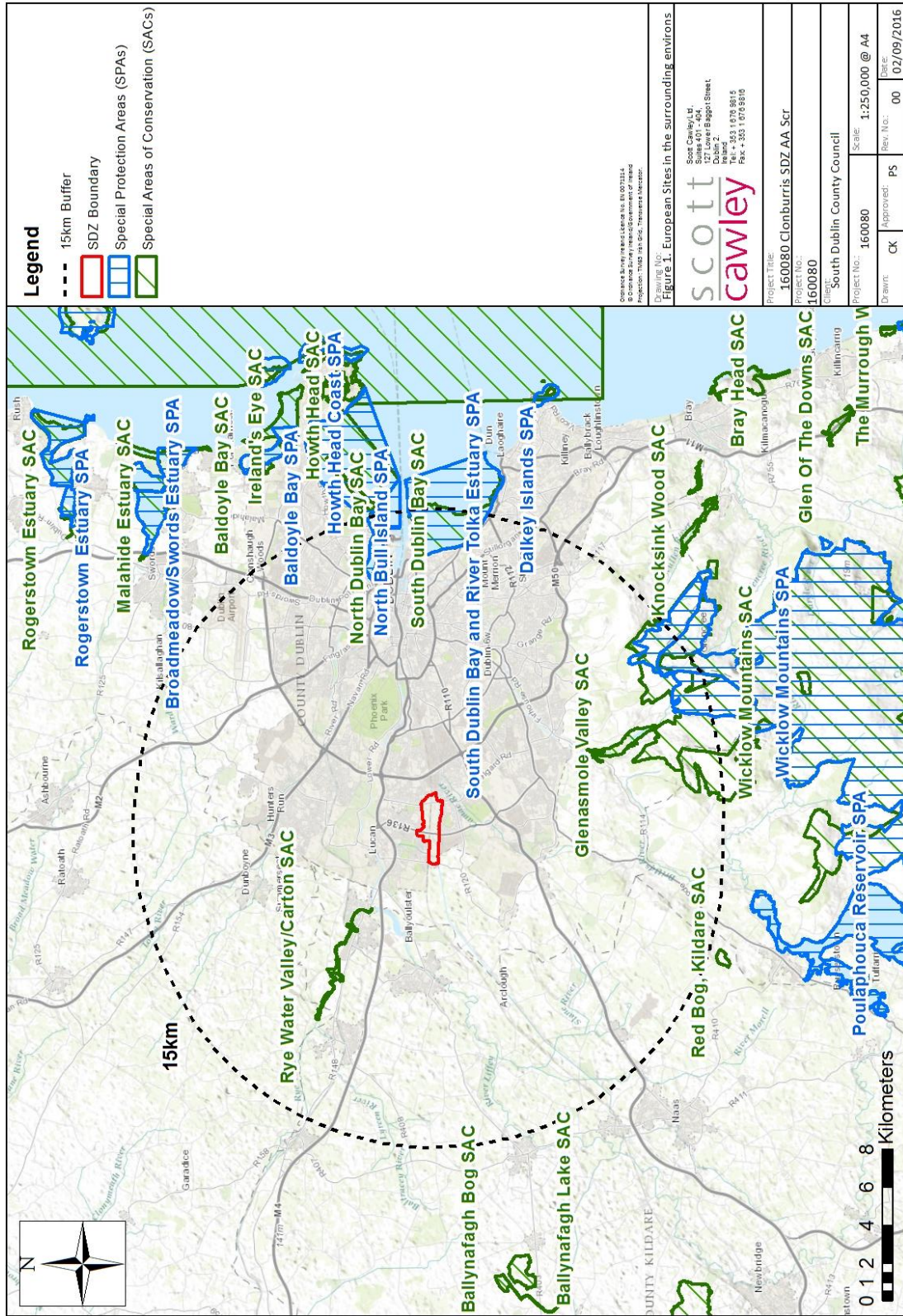
The four remaining designated sites are listed in Table 3.1.4 below. Whilst impact pathways potentially do exist this does not *de facto* suggest that likely significant effects may arise.

Table 3.1.4 European Sites to be analysed further

European Sites to be further analysed			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
Sites within amended Draft Scheme's Boundary and Zone of Influence			
000210	South Dublin Bay SAC	004024	South Dublin Bay and River Tolka Estuary SPA
000206	North Dublin Bay SAC	004006	North Bull Island SPA

The potential for 'in-combination' effects on European sites as a result of the implementation of the Draft Scheme, as amended, has also been assessed.

Figure 1. European Sites in the surrounding environs of the amended Draft Scheme's boundary.



3.2 National Sites

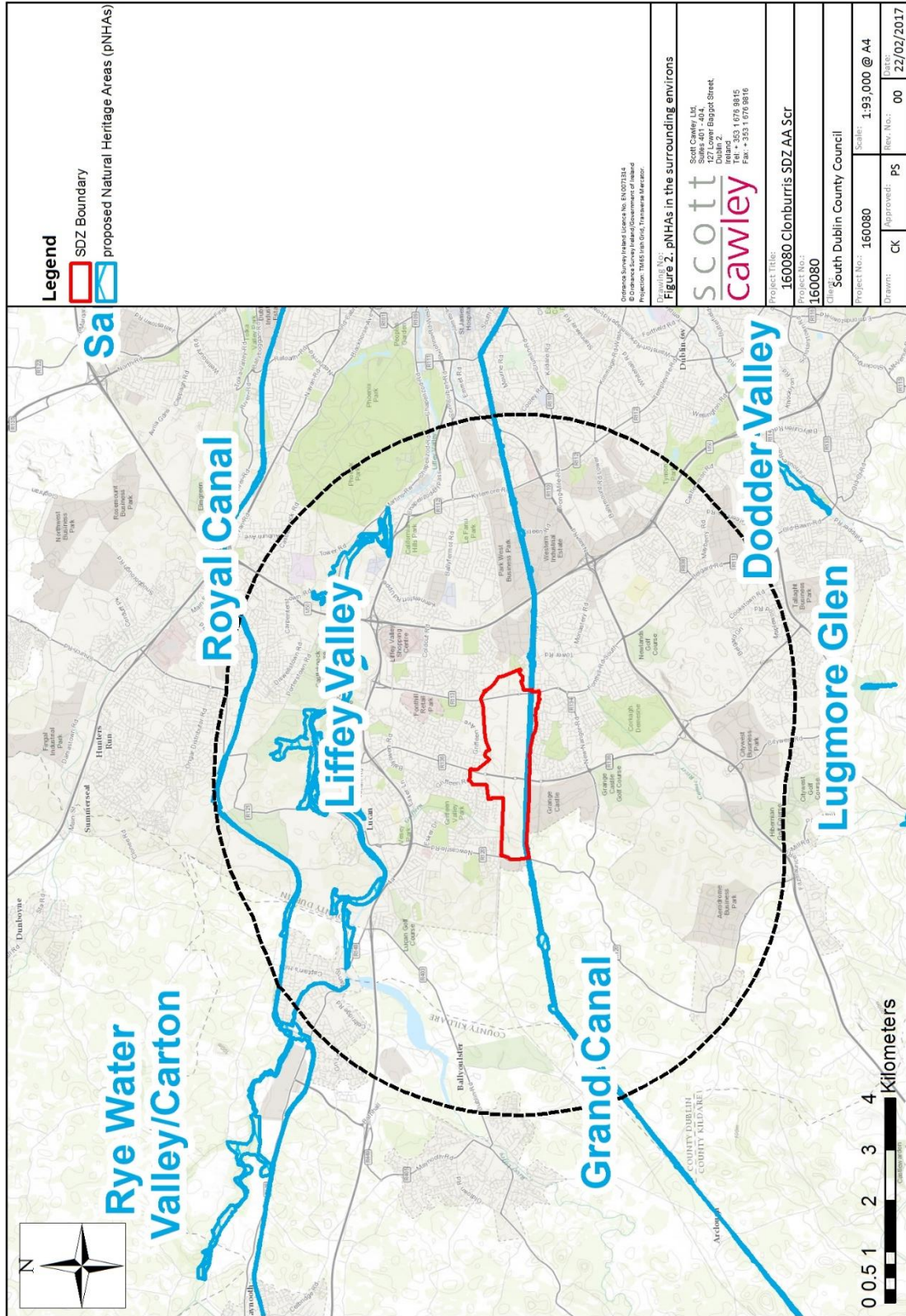
Sites of national importance were also considered throughout this screening exercise. Four pNHA sites are located within 5km of the amended Draft Scheme's boundary. These sites were considered as they may provide connectivity to European sites. These sites are listed in Table 3.2.1 below.

Table 3.2.1 Proposed Natural Heritage Areas within 5km of the amended Draft Scheme's boundary

Proposed Natural Heritage Areas within 5km of the amended Draft Scheme's boundary		
Site Code	proposed Natural Heritage Areas (pNHAs)	Distance from amended Draft Scheme's Boundary
000128	Liffey Valley pNHA	c. 2.4km north
002103	Royal Canal pNHA	c. 4.7km north
002104	Grand Canal pNHA	0m- the canal runs along the southern boundary of the SDZ area
001398	Rye Water Valley/ Carton pNHA	c. 3.9km north-west

The ecological interests in these national sites are outlined in Appendix A, Table A1 below while a map of these sites is presented in Figure 2 (overleaf).

Figure 2. National Sites in the surrounding environs of the amended Draft Scheme's boundary.



3.3 Threats and Pressures

The threats to, and pressures on, the integrity of the European sites listed were extracted from relevant published NPWS materials and are displayed below. Threats and pressures relating specifically to the European sites located within the amended Draft Scheme’s Zone of Influence are presented in Appendix A Table A2.

Following the identification of the main threats and pressures to the integrity of these European Sites, these threats and pressures were grouped into impact types. Impact types were determined by the nature of activities which could potentially result in such impacts occurring, e.g. agricultural and rural activities may lead to overgrazing. A summary of the main impact types is presented in Table 3.3.1 below.

Table 3.3.1 Summary of Impact types on QIs/SCIs in the zone of influence of the amended Draft Scheme

Agricultural and Rural activities	
<ul style="list-style-type: none"> • Fertilisation • Grazing, (lack of/undergrazing /overgrazing) • Abandonment of pastoral systems • Forest and plantation management and use • Diffuse pollution to surface waters due to agricultural and forestry activities • Diffuse pollution to surface waters due to household sewage and waste waters • Surface water abstractions for agriculture • Discharges • Fishing and harvesting aquatic resources • Mowing/cutting of grassland • Forest planting on open ground 	<ul style="list-style-type: none"> • Infilling of ditches, dykes, ponds, pools, marshes or pits • Dykes, embankments, artificial beaches, general • Removal of beach materials • Pollution to surface waters (limnic and terrestrial, marine and brackish) • Intensive sheep grazing • Intensive cattle grazing • Agricultural intensification • Restructuring agricultural land holding • Fences, fencing • Modification of cultivation practices • Agricultural activities not referred to above • Marine and freshwater aquaculture
Economic and Infrastructure Development, Communications and Energy Network Development	
<ul style="list-style-type: none"> • Water abstraction from groundwater; • Roads, motorways • Roads, paths and railroads • Garbage and solid waste • Estuarine and coastal dredging • Bridge, viaduct • Industrial or commercial areas • Shipping lanes • Reclamation of land from sea, estuary or marsh • Water abstractions from groundwater • Pollution to groundwater (point sources and diffuse sources) • Shipping lanes, ports, marine constructions 	<ul style="list-style-type: none"> • Landfill, land reclamation and drying out; • Disposal of household/ recreational facility waste • Continuous Urbanisation • Discontinuous urbanisation • Dispersed habitation • Sand and gravel extraction • Flooding modifications • Sea defence or coast protection works, tidal barrages • Urbanised areas, human habitation • Utility and service lines • Renewable abiotic energy use • Mining and quarrying • Roads, paths and railroads
Tourism, Recreation and Leisure	

<ul style="list-style-type: none"> • Trampling/overuse • Other sport/leisure complexes • Paths, tracks, cycling tracks • Outdoor sports and leisure activities • Sport and leisure structures • Nautical sports • Fishing and harvesting aquatic resources 	<ul style="list-style-type: none"> • Intensive management of public parks/cleaning of beaches • Walking, horse-riding and non-motorised vehicles • Piers/ tourist harbours or recreational piers • Golf Course • Bait Digging/Collection
Other	
<ul style="list-style-type: none"> • Modification of hydrographic functioning • Species composition change (succession) • Invasive non-native species • Abiotic (slow) natural processes • Changes in abiotic conditions • Eutrophication (natural) • Accumulation of organic material • Other ecosystem modifications • Human induced changes in hydraulic conditions • Changes in biotic conditions 	<ul style="list-style-type: none"> • Erosion • Polderisation • Reduction or loss of specific habitat features • Off-road motorised driving • Other human intrusions and disturbances • Marine water pollution • Other forms of pollution • Fire and fire suppression • Interspecific faunal relations • Hunting and collection of wild animals (terrestrial)

4.0 Examination of Risk of Likely Significant Effects of Implementing the amended Draft Scheme

The analyses of the relationship between the material amendments made to the Draft Scheme and the European Sites which were connected via a potential impact pathway, indicated that the following issues were to be considered:

- The connection between the SDZ lands and Dublin Bay via the Griffeen and Camac rivers and Grand Canal, the water chemistry of which could be affected by activities in the SDZ lands;
- The additional loading on foul water network and treatment facilities as a result of the rollout of the development on the SDZ lands, which could affect the quality of the treated effluent discharged into Dublin Bay.

Analysis of the other plans covering the wider and adjoining environs was also carried out:

- Fortunestown Local Area Plan (2012);
- Newcastle Local Area Plan (2012);
- Ballycullen – Oldcourt Local Area Plan (2013);
- South Dublin County Council Development Plan (2016-2022).

The risks posed by the amended Draft Scheme include the discharge of surface and foul waters from the site, and the risk of disturbance to fauna.

Surface Water

Surface waters present in the area, both naturally occurring rivers and streams and man-made infrastructure relating to the surface water drainage network, ultimately drain into

Dublin Bay. These features therefore offer a hydrological link to the suite of European sites located in Dublin Bay. The following elements of the Draft Scheme, as amended, have been taken into account during the analysis;

- To reduce the overall catchment that drains to the Camac River, the natural drainage characteristics of the site will be modified whereby, the extent of the site north of the railway and west of Fonthill (c. 25 hectares) will now be drained to the Griffeen River.
- Proposed surface water drainage includes the provision of a series of attenuation ponds and/or integrated catchment wetlands across the SDZ area, to limit the volume of surface waters regularly discharged from the overall site. The ponds will be located at several major outfall locations and will provide the final stage of treatment for surface water runoff prior to discharge to receiving watercourses. Section 2.9 of the Planning Scheme states that these attenuation ponds will not only provide additional storage for surface waters but will also be integrated as amenity and ecology features within parks and open spaces and be utilized as a local amenity within the overall SDZ scheme. Additional volumetric storage required during extreme rainfall occurrences (e.g. 1 in 100 -year storm event) will be provided by these attenuation ponds.
- The type, design and exact location for the attenuation pond areas shall be determined at the detailed design stage but they will be designed to be an integral part of any related open space and landscape structure. The preparation of the Draft Scheme, and its amendments, has been informed by a Surface Water Strategy which embodies the construction of these ponds as a crucial prerequisite to development of the rest of the SDZ. Development in the catchment of these ponds will not be permitted until the ponds are installed and operational.
- Other surface water relief features to be employed in public realm areas include detention basins (located adjacent to existing and proposed roads), infiltration basins (located at carefully selected locations in the detention basins), underground modular systems (subject to agreement with SDCC), filter strips, infiltration trenches and tree root structural cell systems. All of these features will reduce the volume and rate of surface waters discharging from the Clonburrish area.
- The attenuation ponds will ultimately discharge to the two local watercourses; the Griffeen River and the Camac River. Discharge to these rivers will be limited to 2l/sec/ha (a proposal which is supported by the Eastern CFRAM Hydrology report).
- These attenuation ponds are being proposed as flood relief measures rather than measures that would be interpreted as protecting the integrity of the European Sites downstream. Even in the absence of the ponds, the distance from the SDZ lands to the European sites would allow a high level of dilution, settlement and mixing to take place so as to avoid any perceptible changes in Dublin Bay.
- It is an objective of the SDZ Planning Scheme to ensure that SUDS measures should be fully implemented on all sites to achieve 2l/s/ha runoff rates, unless otherwise agreed with South Dublin County Council. All planning applications will be obliged to comply with this requirement.

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- For individual development sites, it will be encouraged that surface water run-off pass through at least one level of treatment using a SUDS prior to the final level of treatment in the public realm areas (attenuation ponds). It will be recommended that roof waters be captured and treated within the curtilage on each site. This will be prioritized for larger developments within the Kishogue and Clonburris urban centres.
 - For individual developments blue roofs, green roofs, swales, pervious paving, infiltration trenches, detention basins, tree root structural cell systems and on-site rain water harvesting will be recommended.
 - Attenuation up to the 1 in 100-year event will be provided both within individual sites and within regional ponds for all public realm areas.
 - All SUDs proposals within the SDZ will comply with the Greater Dublin Strategic Drainage Study and the Sustainable Urban Drainage Manual C753. A StormWater Audit will be required with each application for development within the SDZ, detailing measures to be undertaken at both construction and operational stages of all proposed developments.

Foul Water

Irish Water confirms that there is generally sufficient capacity in the public water services networks in the vicinity of the SDZ lands to connect developer-provided water service infrastructure to their networks (subject to the signing of individual connection agreements with Irish Water). The projected population of Clonburris SDZ has been taken into account in Irish Water's long-term planning for water services capacity in the Greater Dublin Area. A number of major infrastructure projects are being progressed to provide long term capacity to service projected demand into the future through Irish Water's multi annual Investment Programmes.

The proposed scheme is expected to result in an increase in foul loadings being discharged from site of c. 20,000 P.E. Foul water comprising sewage and industrial effluent (and some surface water run-off) from the Dublin area has historically, and will continue to be treated at Ringsend WWTW prior to discharge to Dublin Bay. Ringsend WWTW has historically operated at or above capacity, with a contributing residential population in the order of 1.1 million P.E. and a total load (including non-domestic load) of 1.7 million P.E. on average, with significant fluctuations from day to day. Loading has increased in recent years with the rise in population recorded in the Dublin local authorities between 2011 and 2016 of approximately 4-6%³. The latest information from Irish Water indicates that the plant has operated above its capacity of 1.64 million P.E. as of March 2016 (Irish Water, 2016), with a current operational loading of 1.9 million P.E.

In 2016 the plant was non-compliant with several parameters as set under the EPA discharge license. Any existing or proposed projects discharging to the plant have the potential to act cumulatively to reduce water quality in Dublin Bay, affecting European Sites therein. Despite

³ According to preliminary 2016 Census figures available from the Central Statistics Office www.cso.ie (Accessed 04/08/2016)

Ringsend WWTW historically operating at or above capacity, no significant effects from discharge arising from the proposed scheme are predicted due to the following:

- Irish Water has confirmed that upgrade works are planned to proceed in stages to deliver a compliant effluent, at projected increased loads, with the full capacity of 2.4 m population equivalent completed by 2023. There are also plans to construct a new WWTW to the north of Dublin City which will permit flows to be diverted from the Ringsend catchment, thus ensuring that the capacity of Ringsend will be adequate to cater for growth in that catchment well into the future.⁴
- The 2016 Annual Environmental Report for the WWTP concluded that the assessments carried out on water quality in transitional and coastal waterbodies did not indicate a significant impact from the specific pollutants listed on the receiving waters outside the near field of the SW1 discharge point. The proposed upgrades will omit the requirement for this long sea outfall tunnel (LSOT) by installing an aerobic granular sludge (AGS) technology in both the capacity upgrade and in the existing treatment tanks. These measures will therefore reduce the risk of pollution to receiving waters.
- Even in the absence of an upgrade, there was no proven link between WWTW discharges and nutrient enrichment of sediments in Dublin Bay based on analyses of dissolved and particulate nitrogen signatures in research published in 2011 (Wilson and Jackson, 2011);
- Enriched water entering Dublin Bay has been shown to rapidly mix and become diluted such that the plume is often indistinguishable from the rest of bay water (O'Higgins and Wilson, 2005);
- Marine modelling for Ringsend WWTP indicates that discharged effluent is rapidly mixed and dispersed to low levels via tidal mixing within a short distance of the outfall pipe (Dowly & Bedri 2007).

Disturbance to European Site Species

A small number of lapwing *Vanellus vanellus*, a bird species listed on Annex 1 of the EU Birds Directive, have been recorded using flooded grassland areas on occasion in winter and were also noted in the Environmental Report for the previous SDZ Planning Scheme (2007). The habitats present on the lands in the amended Draft Scheme are not suitable foraging habitats for other waders or other bird species for which North Bull Island SPA or South Dublin Bay and River Tolka Estuary SPA are designated, and this site is not known to be an important feeding, roosting or breeding site for any of these species. Therefore, the inevitable loss of these sites as a result of the change of land use and ex-situ disturbance during construction is not regarded to be a likely significant effect on the SPAs for which lapwing are a special conservation interest. It is also possible that the proposed open space areas will be used by this species.

Table 4.1 below details the screening process of the remaining European sites and the conclusion reached in relation to each.

⁴ Pers. Comm Irish Water 19/5/17

Table 4.1. Screening of the remaining European sites and conclusions reached.

Special Areas of Conservation	Distance	Relevant source-pathway-receptor links between the amended Draft Scheme's lands and the European site?
South Dublin Bay SAC (000210)	c. 13.5km E	<p>Whilst there are potential impact pathways between the SDZ and European sites, no likely significant effects are deemed to be possible.</p> <ol style="list-style-type: none"> 1. There will be no significant impacts on water quality in Dublin Bay and therefore no adverse effects on the European sites, in view of the relevant conservation objectives. This judgement was informed by: <ul style="list-style-type: none"> – The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011). – The incorporation of attenuation ponds in the drainage design for the overall scheme to reduce the risk of flood events and the proposed requirement for the inclusion of SUDS features for all proposed development within the SDZ scheme area, will limit the discharge of waters from the site. This will serve to prevent flood events and reduce the risk of contamination of local watercourses and drainage networks. 2. Foul waters generated during operation/occupation will be directed to Ringsend WWTW where it will be treated prior to ultimate discharge to Dublin Bay. No significant effects were predicted for the reasons outlined above.
North Dublin Bay SAC (000206)	c. 15.5km NE	No. See entry under South Dublin Bay SAC above.
Special Protection Areas	Distance	Relevant source-pathway-receptor links between the amended Draft Scheme's lands and the European site?
South Dublin Bay and River Tolka Estuary SPA (004024)	c. 12.8km E	No, due to the general absence of optimum habitat for SCI species, the existing high levels of disturbance in surrounding lands and the low levels of usage for such bird species within the subject lands.
North Bull Island SPA (004006)	c. 15.2km NE	No, due to the general absence of optimum habitat for SCI species, the existing high levels of disturbance in surrounding lands and the low levels of usage for such bird species within the subject lands.

Following the period of public display and the preparation of the Chief Executive's Report on submissions and observations received in respect of the Draft Scheme, a number of special meetings of South Dublin County Council were held in February 2018. Following this, the

elected members resolved to adopt the Draft Planning Scheme with amendments. South Dublin County Council has decided a number of these amendments, are material amendments. The material amendments are the focus of this AA Screening report.

The material amendments (see Appendix C) include the removal of the Adamstown Extension, the relocation of a School within Kishoge north west, minor changes to the existing text in tables and contextual paragraphs, revisions to existing figures, the addition of one extra road overbridge, minor changes to employment floorspace standards, minor changes to the permitted building heights in the canal extension development area and detailed clarification to phasing requirements.

These proposed material amendments were screened for their potential to have likely significant effects on European sites (see Appendix C). None of the proposed material amendments, when viewed in isolation but also in the context of the overall Draft Scheme and in combination with other plans and projects, were deemed to pose any likelihood of significant effects on European sites. The proposed revisions are benign in nature and could not be linked to any changes to the environment. Regardless of this, potential impacts are already sufficiently addressed through existing protective policies and objectives contained within the existing County Development Plan (See Appendix B).

6.0 Conclusion and Determination of the Screening Process

Following an examination, analysis and evaluation of the material amendments to the Draft Scheme and its potential relationship with European sites, as well as considering other plans and projects, and applying the precautionary principle, it is the professional opinion of the authors of this report that it is possible to rule out likely significant effects on all European sites.

The AA screening process has identified that 4 European Sites lie within the potential zone of influence of the amended Draft Scheme; South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. These European Sites are not deemed to be at risk of likely significant effects from the amended Draft Scheme for the reasons outlined below:

- The incorporation of attenuation ponds in the drainage design for the overall scheme to reduce the risk of flood events and the proposed requirement for the inclusion of SUDs features for all proposed development within the amended SDZ scheme area, will limit the discharge of waters from the site. This will serve to prevent flood events and reduce the risk of contamination of local watercourses and drainage networks
- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011).

-
- Irish Water intends to upgrade the wastewater treatment infrastructure at Ringsend to facilitate the continued growth of the region.⁵ The provision of sufficient capacity should be available at Ringsend WWTP to process any additional waste generated by new development in the Clonburris SDZ area.
 - In the absence of any upgrade, there was no proven link between WWTP discharges and nutrient enrichment of sediments in Dublin Bay based on analyses of dissolved and particulate nitrogen signatures (Wilson and Jackson, 2011). Also that enriched water entering Dublin Bay has been shown to rapidly mix and become diluted such that the plume is often indistinguishable from the rest of bay water (O'Higgins and Wilson, 2005) (Dowly & Bedri 2007).
 - Whilst occasional use of the lands by lapwing has been recorded, due to the general absence of optimum habitat for QI species, the existing high levels of disturbance in surrounding lands and the low levels of usage for such bird species within the subject lands, the impact of the loss of areas for these birds is not deemed to be significant.

For these reasons, it is the professional opinion of the authors of this report that the material amendments to the Draft Planning Scheme for Clonburris SDZ, does not require a full Stage 2 Appropriate Assessment.

Notwithstanding this conclusion, which is based on the assessment of the amended Draft Scheme in its own right, it is important to acknowledge the “protective” policies and objectives contained within the South Dublin County Development Plan (2016-2022). These are reproduced in Appendix B. They are regarded as strategic policies and objectives for the County and the amended draft Planning Scheme is consistent with these policies and objectives. The amended draft Planning Scheme sets out principles to protect ecological networks and resources, to help to prevent any adverse effects on European sites (and their supporting networks) which may arise as a result of implementing the amended Planning Scheme.

⁵ It is intended that an application for planning permission will be made to An Bord Pleanála in early 2018.

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Appendix A

Table A1 Ecological Interests of National sites within 5km of the amended Draft Scheme's boundary.

Ecological Interests of National sites within 5km of the amended Draft Scheme's boundary	
Site Name:	Liffey Valley pNHA
Site Code:	000128
Ecological Interest:	<ul style="list-style-type: none"> ▪ Part of the Liffey Valley Amenity Areas Order 1990. ▪ Important site because of the diversity of habitats within the site, ranging from aquatic to terrestrial. ▪ A number of rare and threatened plant species have been recorded from the site- green figwort (<i>Scrophularia umbrosa</i>) (Irish Red Data Book), hairy St. John's-wort (<i>Hypericum hirsutum</i>) (Flora Protection Order 1987) and yellow archangel (<i>Lamiastrum galeobdolon</i>) (Irish Red Data Book).
Source: (NPWS, 2009) Site Synopsis for Liffey Valley pNHA [000128] (05/11/2009)	
Site Name:	Royal Canal pNHA
Site Code:	002103
Ecological Interest:	<ul style="list-style-type: none"> ▪ 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. ▪ Evidence of otter (<i>Lutra lutra</i>), an Annex II species, is often seen along the towpath. ▪ The rare and legally protected opposite-leaved pondweed (<i>Groenlandia densa</i>) (Flora Protection Order 1987) is present at one site in Dublin along the canal. ▪ <i>Tolypella intricata</i> (a stonewort listed in the Red Data Book as vulnerable) is also in the Royal Canal in Dublin, the only site in Ireland where it is now found.
Source: (NPWS, 2009) Site Synopsis for Royal Canal pNHA [002103] (09/12/2009)	
Site Name:	Grand Canal pNHA
Site Code:	002104
Ecological Interest:	<ul style="list-style-type: none"> ▪ 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. ▪ The rare and legally protected opposite-leaved pondweed (<i>Groenlandia densa</i>) (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. ▪ Smooth newt (<i>Lissotriton vulgaris</i>) breeds in the ponds on the bank at Gollierstown in Co. Dublin.

	<ul style="list-style-type: none"> Evidence of otter (<i>Lutra lutra</i>), an Annex II species, is often seen along the towpath.
<p>Source: (NPWS, 2009) <i>Site Synopsis for the Grand Canal pNHA [002104] (09/12/2009)</i></p>	
Site Name:	Rye Water Valley pNHA
Site Code:	001398
Ecological Interest:	<ul style="list-style-type: none"> The conservation importance of the site lies in the presence of several rare and threatened plant and animal species and the presence of petrifying springs, a habitat type listed on Annex I of the E.U. Habitats Directive. Protected and threatened species found here include salmon (<i>Salmo salar</i>), white-clawed crayfish (<i>Austropotamobius pallipes</i>), narrow-mouthed whorl snail (<i>Vertigo angustior</i>) and Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>), hairy St. John's-wort (<i>Hypericum hirsutum</i>), green figwort (<i>Scrophularia umbrosa</i>), blue fleabane (<i>Erigeron acer</i>) and kingfisher (<i>Alcedo atthis</i>).
<p>Source: (NPWS, 2013) <i>Site Synopsis for the Rye Water Valley/ Carton SAC [001398] (11/10/2013)</i></p>	

Table A2 Threats and Pressures on each European Site

Site Name:	South Dublin Bay SAC
Site Code:	000210
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Accumulation of organic material ▪ Eutrophication (natural) ▪ Reclamation of land from sea, estuary or marsh ▪ Nautical Sports ▪ Walking, horse-riding and non-motorised vehicles ▪ Bait Digging/Collection ▪ Urbanised areas, human habitation ▪ Industrial or commercial areas ▪ Discharges ▪ Roads and motorways
Source: (NPWS, undated) <i>NATURA 2000- Standard Data Form for South Dublin Bay SAC [000210]</i>	
Site Name:	North Dublin Bay SAC
Site Code:	000206
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Leisure Fishing ▪ Nautical Sports ▪ Bait Digging/Collection ▪ Invasive non-native species ▪ Walking, horse-riding and non-motorised vehicles ▪ Golf course ▪ Urbanised areas, human habitation ▪ Industrial or commercial areas ▪ Discharges ▪ Grazing
Source: (NPWS, undated) <i>NATURA 2000- Standard Data Form for North Dublin Bay SAC [000206]</i>	
Site Name:	South Dublin Bay and River Tolka Estuary SPA
Site Code:	004024
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Nautical Sports ▪ Bait Digging/Collection ▪ Eutrophication (natural) ▪ Walking, horse-riding and non-motorised vehicles ▪ Leisure Fishing ▪ Urbanised areas, human habitation ▪ Reclamation of land from sea, estuary or marsh ▪ Industrial or commercial areas ▪ Discharges ▪ Roads and motorways
Source: (NPWS, undated) <i>NATURA 2000- Standard Data Form for South Dublin Bay and River Tolka Estuary SPA [004024]</i>	
Site Name:	North Bull Island SPA
Site Code:	004006
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Industrial or commercial areas ▪ Discharges

	<ul style="list-style-type: none"> ▪ Bait Digging/Collection ▪ Shipping Lanes ▪ Nautical Sports ▪ Golf Course ▪ Continuous urbanisation ▪ Other patterns of habitation ▪ Walking, horse-riding and non-motorised vehicles ▪ Bridge, viaduct ▪ Roads and Motorways
Source: (NPWS, undated) <i>NATURA 2000- Standard Data Form for North Bull Island [004006]</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Mudflats and sandflats not covered by seawater at low tide [1140]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Pollution to surface waters (limnic and terrestrial, marine and brackish) ▪ Fishing and harvesting aquatic resources ▪ Bottom culture ▪ Hand collection ▪ Estuarine and coastal dredging ▪ Nautical sports ▪ Other outdoor sports and leisure activities
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Annual vegetation of drift lines [1210]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Agricultural activities ▪ Removal of beach materials ▪ Piers/ tourist harbours or recreational piers ▪ Walking, horse-riding and non-motorised vehicles ▪ Off-road motorised driving ▪ Other human intrusions and disturbances ▪ Trampling, overuse ▪ Intensive maintenance of public parks/ cleaning of beaches ▪ Garbage and solid waste ▪ Sea defence or coast protection works, tidal barrages ▪ Reduction or loss of specific habitat features ▪ Changes in abiotic conditions
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Embryonic shifting dunes [2110]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Intensive grazing ▪ Sand and gravel extraction ▪ Paths, tracks, cycling tracks ▪ Disposal of household/recreational facility waste ▪ Outdoor sports and leisure activities, recreational activities ▪ Sport and leisure structures ▪ Trampling overuse ▪ Intensive maintenance of public parks/ cleaning of beaches ▪ Fences, fencing ▪ Invasive non-native species

	<ul style="list-style-type: none"> ▪ Estuarine and coastal dredging ▪ Sea defence or coastal protection works, tidal barrages ▪ Erosion ▪ Species composition change (succession) ▪ Changes in abiotic conditions
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Salicornia and other annuals colonising mud and sand [1310]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Invasive Non-native species ▪ Erosion ▪ Silting up ▪ Intensive cattle grazing ▪ Diffuse pollution to surface waters due to household sewage and waste waters ▪ Reclamation of land from sea, estuary or marsh ▪ Dykes, embankments, artificial beaches, general ▪ Walking, horse-riding and non-motorised vehicles ▪ Intensive sheep grazing ▪ Changes in abiotic conditions ▪ Species composition change (succession)
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Intensive cattle grazing ▪ Intensive sheep grazing ▪ Paths, tracks, cycling tracks ▪ Disposal of household/recreational facility waste ▪ Disposal of industrial waste ▪ Reclamation of land from sea, estuary or marsh ▪ Polderisation ▪ Modification of hydrographic functioning, general ▪ Erosion ▪ Invasive non-native species
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Intensive cattle grazing ▪ Paths, tracks, cycling tracks ▪ Erosion ▪ Modification of hydrographic functioning, general ▪ Infilling of ditches, dykes, ponds, pools, marshes or pits
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]

Threats/Pressures:	<ul style="list-style-type: none"> ▪ Intensive grazing ▪ Sand and gravel extraction ▪ Paths, tracks, cycling tracks ▪ Disposal of household/recreational facility waste ▪ Outdoor sports and leisure activities, recreational activities ▪ Sport and leisure structures ▪ Trampling overuse ▪ Intensive maintenance of public parks/ cleaning of beaches ▪ Fences, fencing ▪ Invasive non-native species ▪ Estuarine and coastal dredging ▪ Sea defence or coastal protection works, tidal barrages ▪ Erosion ▪ Species composition change (succession) ▪ Changes in abiotic conditions
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Agricultural intensification ▪ Abandonment of pastoral systems, lack of grazing ▪ Forest and plantation management and use ▪ Trampling, overuse ▪ Garbage and solid waste ▪ Invasive non-native species ▪ Sea defence or coastal protection works, tidal barrages ▪ Species composition change (succession) ▪ Intensive grazing ▪ Sand and gravel extraction ▪ Roads, paths and railroads ▪ Discontinuous urbanisation ▪ Disposal of household/ recreational facility waste ▪ Outdoor sports and leisure activities, recreational activities ▪ Sport and leisure structures ▪ Erosion ▪ Changes in abiotic conditions
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Habitat Specific Threats/Pressures:	
Habitat Name:	Humid dune slacks [2190]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Agricultural intensification ▪ Intensive grazing ▪ Abandonment of pastoral systems, lack of grazing ▪ Fertilisation ▪ Restructuring agricultural land holding ▪ Forest and plantation management and use ▪ Sand and gravel extraction ▪ Roads, paths and railroads ▪ Discontinuous urbanisation ▪ Outdoor sports and leisure activities, recreational activities ▪ Sport and leisure structures ▪ Trampling, overuse ▪ Pollution to groundwater (point sources and diffuse sources)

	<ul style="list-style-type: none"> ▪ Flooding modifications ▪ Water abstractions from groundwater ▪ Sea defence or coast protection works, tidal barrages ▪ Abiotic (slow) natural processes ▪ Changes in abiotic conditions
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Species Specific Threats/Pressures:	
Species Name:	Petalophyllum ralfsii (Petalwort) [1395]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ No known threats or pressures
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Species Specific Threats/Pressures:	
Species Name:	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Utility and service lines ▪ Renewable abiotic energy use ▪ Modification of cultivation practices ▪ Agricultural activities not referred to above ▪ Marine and freshwater aquaculture ▪ Other human intrusions and disturbances ▪ Marine water pollution ▪ Other forms of pollution ▪ Invasive non-native species ▪ Other ecosystem modifications
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Oystercatcher (<i>Haematopus ostralegus</i>) [A130]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Fishing and harvesting aquatic resources ▪ Human induced changes in hydraulic conditions ▪ Marine water pollution ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Ringed Plover (<i>Charadrius hiaticula</i>) [A137]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions

	<ul style="list-style-type: none"> ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Grey Plover (<i>Pluvialis squatarola</i>) [A141]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Knot (<i>Calidris canutus</i>) [A143]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Sanderling (<i>Calidris alba</i>) [A144]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Marine water pollution ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Dunlin (<i>Calidris alpina</i>) [A149]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Modification of cultivation practices ▪ Mining and quarrying ▪ Mowing/cutting of grassland

	<ul style="list-style-type: none"> ▪ Forest planting on open ground ▪ Fertilisation ▪ Fire and fire suppression ▪ Grazing ▪ Interspecific faunal relations ▪ Invasive non-native species ▪ Changes in biotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Redshank (<i>Tringa totanus</i>) [A162]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Other ecosystem modifications
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	

Species Name:	Roseate Tern (<i>Sterna dougallii</i>) [A192]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Renewable abiotic energy use ▪ Outdoor sports and leisure activities, recreational activities ▪ Roads, paths and railroads
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Common Tern (<i>Sterna hirundo</i>) [A193]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Renewable abiotic energy use ▪ Invasive non-native species ▪ Shipping lanes, ports, marine constructions
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Arctic Tern (<i>Sterna paradisaea</i>) [A194]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Renewable abiotic energy use ▪ Outdoor sports and leisure activities, recreational activities ▪ Roads, paths and railroads
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Shelduck (<i>Tadorna tadorna</i>) [A048]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ No known threats or pressures
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Teal (<i>Anas crecca</i>) [A052]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ No known threats or pressures
Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B	
Species Specific Threats/Pressures:	
Species Name:	Pintail (<i>Anas acuta</i>) [A054]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Hunting and collection of wild animals (terrestrial) ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use

	<ul style="list-style-type: none"> ▪ Pollution to surface waters (limnic & terrestrial, marine & brackish) ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other forms of pollution
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Shoveler (<i>Anas clypeata</i>) [A056]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Hunting and collection of wild animals (terrestrial) ▪ Renewable abiotic energy use ▪ Pollution to surface waters (limnic & terrestrial, marine & brackish) ▪ Marine water pollution ▪ Other forms of pollution
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Golden Plover (<i>Pluvialis apricaria</i>) [A140]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Marine water pollution ▪ Modifications of cultivation practices
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Black-tailed Godwit (<i>Limosa limosa</i>) [A156]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Marine and freshwater aquaculture ▪ Renewable abiotic energy use ▪ Fishing and harvesting aquatic resources ▪ Outdoor sports and leisure activities, recreational activities ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications ▪ Modification of cultivation practices
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
<p>Species Specific Threats/Pressures:</p>	
Species Name:	Curlew (<i>Numenius arquata</i>) [A160]

Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Renewable abiotic energy use ▪ Marine and freshwater aquaculture ▪ Fishing and harvesting aquatic resources ▪ Marine water pollution ▪ Human induced changes in hydraulic conditions ▪ Other ecosystem modifications
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	
Species Specific Threats/Pressures:	
Species Name:	Turnstone (<i>Arenaria interpres</i>) [A169]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Renewable abiotic energy use ▪ Marine and freshwater aquaculture ▪ Marine water pollution ▪ Other ecosystem modifications ▪ Changes in abiotic conditions
<p>Source: Annex2: Bird species' status and trends reporting format for the period 2008-2012. Available at: http://cdr.eionet.europa.eu/Converters/run_conversion?file=ie/eu/art12/envuvesya/IE_birds_reports-14328-144944.xml&conv=343&source=remote#A206_B</p>	

Appendix B

POLICIES & OBJECTIVES CONTAINED WITHIN THE SOUTH DUBLIN COUNTY DEVELOPMENT PLAN (2016-2022)

Heritage, Conservation and Landscapes (HCL)

Policy 12- Natura 2000 Sites:

“It is the policy of the Council to support the conservation and improvement of Natura 2000 Sites and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site”.

HCL12 Objective 1: *To prevent development that would adversely affect the integrity of any Natura 2000 site located within and immediately adjacent to the County and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.*

HCL12 Objective 2: *To ensure that projects that give rise to significant direct, indirect or secondary impacts on Natura 2000 sites, either individually or in combination with other plans or projects, will not be permitted unless the following is robustly demonstrated in accordance with Article 6(4) of the Habitats Directive and S.177AA of the Planning and Development Act (2000 – 2010) or any superseding legislation:*

- 1. There are no less damaging alternative solutions available; and*
- 2. There are imperative reasons of overriding public interest (as defined in the Habitats Directive) requiring the project to proceed; and*
- 3. Adequate compensatory measures have been identified that can be put in place.*

Infrastructure & Environmental Quality (IE)

Policy 1- Water & Wastewater:

“It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County”.

IE1 Objective 4: *To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) to include the upgrade of Ringsend Sewerage Treatment Works and the construction of a new treatment plant at Clonshaugh and all associated works to increase drainage capacity throughout the Dublin Region.*

Policy 2- Surface Water & Groundwater:

“It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive”.

Appendix C

Table of Proposed Material Amendments

Section	Amendments	AA Screening Conclusion				
Section 2.1 No. 1	Proposed Figure/Mapping and Text Change: Delete all references to Adamstown Extension, amending Figures 2.1.1 and 2.1.4 and all subsequent diagrams, maps and graphs.	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.				
Section 2.1 No. 2	<p>Table 2.1.3 Uses Permissible & Open for Consideration in Open Space Areas^a</p> <table border="1"> <tr> <td>Permitted in Principle</td> <td>Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.</td> </tr> <tr> <td>Open for Consideration</td> <td>Agriculture, Childcare Facilities, Community Centre, Education, Place of Worship, Public Services, Recycling Facility, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.</td> </tr> </table> <p>^a. Subject to requirements of SDZ Section 2.11.2 (Biodiversity and Natural Heritage Features)</p>	Permitted in Principle	Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.	Open for Consideration	Agriculture, Childcare Facilities, Community Centre, Education, Place of Worship , Public Services, Recycling Facility, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Permitted in Principle	Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.					
Open for Consideration	Agriculture, Childcare Facilities, Community Centre, Education, Place of Worship , Public Services, Recycling Facility, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.					
Section 2.1 No. 3	To move the Post Primary School from its existing proposed location in the area known in the Draft Plan as Kishoge North West KNW-S1 to a location to the South or South West, with all related diagrams and references amended to reflect same.	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.				
Section 2.1 No. 4	<p>Table 2.1.6 Maximum Non-Residential Development (Retail and Service Floorspace) According to Development Area</p> <table border="1"> <tr> <td>Development Area</td> <td>Retail & Non Retail Services (Gross sq.m)</td> </tr> <tr> <td>Adamstown Extension</td> <td>0</td> </tr> </table>	Development Area	Retail & Non Retail Services (Gross sq.m)	Adamstown Extension	0	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Development Area	Retail & Non Retail Services (Gross sq.m)					
Adamstown Extension	0					

	<table border="1"> <tbody> <tr> <td>Kishoge Urban Centre</td> <td>3,500</td> </tr> <tr> <td>Kishoge North West</td> <td>0</td> </tr> <tr> <td>Kishoge North East</td> <td>0</td> </tr> <tr> <td>Kishoge South West</td> <td>300 550</td> </tr> <tr> <td>Kishoge South East</td> <td>400 650</td> </tr> <tr> <td>Clonburris Urban Centre</td> <td>16,520</td> </tr> <tr> <td>Clonburris North West</td> <td>400 650</td> </tr> <tr> <td>Clonburris North East</td> <td>0</td> </tr> <tr> <td>Clonburris South West</td> <td>400 650</td> </tr> <tr> <td>Clonburris South East</td> <td>0</td> </tr> <tr> <td>Canal Extension</td> <td>0</td> </tr> <tr> <td>Total</td> <td>21,520 22,520</td> </tr> </tbody> </table>	Kishoge Urban Centre	3,500	Kishoge North West	0	Kishoge North East	0	Kishoge South West	300 550	Kishoge South East	400 650	Clonburris Urban Centre	16,520	Clonburris North West	400 650	Clonburris North East	0	Clonburris South West	400 650	Clonburris South East	0	Canal Extension	0	Total	21,520 22,520	
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Section 2.1 No. 5	<p>2.1.6 Residential Development Standards <i>Dwelling Mix</i></p> <p>The range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments (including Build to Rent and Shared Accommodation). In order to facilitate market flexibility over the lifetime of the Planning Scheme, a detailed breakdown of unit types is not specified....</p> <p>The provision of accommodation for students and older people (independent and semi-independent living) (including for older people) is encouraged both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.																								
Section 2.1 No. 6	<p><i>Social Housing</i></p> <p>All development shall comply with the requirements of Part V of the Planning and Development Act, 2000 - 2016 (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (if further amended).</p> <p>In accordance with Section 168 (4) of the Planning and Development Act 2000 - 2016 (as amended) and the South Dublin County Council Interim Housing Strategy 2016, the following are the stated objectives for the Planning Scheme:</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.																								

	<ul style="list-style-type: none"> • To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 - 2016 (as amended) to all sites in the Planning Scheme that are solely for residential use, or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted); • To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing; and • To ensure an appropriate distribution of new social housing, and to avoid an excessive concentration of social housing. <p>Of the 151 hectares of Net Developable Area that are designated for housing in the overall planning scheme up to 39 hectares with a minimum of 20 hectares, or an equivalent share of Council owned lands, will be provided for social and or affordable housing as defined by Government policy and legislation. This could see approximately 2,110 social and or affordable houses spread evenly throughout the SDZ. In addition, developments covered by Part V of the Planning and Development Act 2000, could yield approximately 627 social houses across the Clonburriss SDZ. South Dublin County Council will also pursue additional social and affordable houses on the Clonburriss SDZ through any social and affordable housing initiatives available from Government and in partnership with private land owners, developers and/or Approved Housing Bodies. To facilitate the best possible integration of social and affordable housing into the overall planning scheme the Council will actively explore land swaps with other land owners.</p> <p>The needs of the Travelling community are factored into the plan and the provision of Traveller specific accommodation within the overall planning scheme must be ensured to meet the needs of the existing and future Traveller community. The <i>South Dublin County Council Traveller Accommodation Programme 2014-2018</i> (2014) does not identify the SDZ lands for new traveller accommodation. However, the social housing provision may include, in the longer term, traveller accommodation sites comprising grouped houses and/or residential caravan bays, depending on the requirements of SDCC. The existing Traveller Accommodation sites at Kishoge Park and Lynch’s Park shall be integrated into the future development of the lands.</p>	
Section 2.1 No. 7	<i>Dwelling Size & Private Amenity Space...</i>	No likely significant effects on European sites within the zone of the influence of the Draft

	<p>All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015) including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines and any superseding guidelines in relation to housing mix, apartment type, minimum floor areas, and design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities (including laundry and clothes drying), communal amenity space, car parking, concierge facilities, management facilities, refuse storage, bicycle parking and children’s play etc.</p>	<p>Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.2 No. 1</p>	<p>2.2.1 Introduction The SDZ lands are uniquely positioned within the Metropolitan Area of Dublin to benefit from a wide range of existing and planned transport opportunities offered by the Kildare/Cork Railway Line, the Grand Canal and an existing network of national, regional and local roads that are served by existing bus lanes and planned Core Bus Corridors (CBCs), as well as existing local bus routes. However given that many road routes are nearing full congestion at peak hours, the SDZ cannot be allowed to add to this congestion. It is therefore essential that additional infrastructure is delivered in a timely manner in advance of and alongside each phase of housing development (see Section 4 - Phasing).</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.2 No. 2</p>	<p>2.2.3 Pedestrian and Cycle Movement... Notwithstanding any preferred new pedestrian/cycling route or vehicular link indicated in this planning scheme, any new pedestrian/cycling route or vehicular link to/from existing residential estates which may involve the opening or removal of existing boundary walls or railings will only be progressed following a public consultation and approval by the elected members through the part 8 process.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.2 No. 3</p>	<p>2.2.3 Pedestrian and Cycle Movement... Proposed Local and Pedestrian and Cycling Links with existing communities are indicative only and, in accordance with the recommendations of the Permeability Best Practice Guide (2013), shall be subject to further planning approval.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

<p>Section 2.2 No. 4</p>	<p>Proposed Test and Mapping/Figure Change:</p> <p>2.2.3 Pedestrian and Cycle Movement...</p> <p>The opportunity for a vehicular left in/ left out junction between Grand Canal Park and Fonthill Road North will be explored, dependent on physical constraints of the junction site and achieving traffic safety.</p> <p>Amend Figs 2.2.1 (Full Street Hierarchy), Fig 2.2.2 (Arterial Street Framework) and Fig. 2.2.4 (Arterial and Link Street Framework) to include a proposed pedestrian and cyclist local link between Grand Canal Park and Fonthill Road North with the potential for the link to occur via the existing Grand Canal Greenway Pedestrian & Cyclist ramp. Indicate opportunity for exploration of vehicular left in/left out junction between Grand Canal Park and Fonthill Road North.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.2 No. 5</p>	<p>2.2.3 Pedestrian and Cycle Movement...</p> <p>Cycling and walking shall be encouraged throughout the SDZ lands with the creation of a network of dedicated and street integrated pedestrian and cyclist routes. In accordance with the <i>Design Manual for Urban Roads and Streets</i> (DTTS & DECLG, 2013) (DMURS), and the street typologies illustrated in this Section, all streets within the SDZ lands shall be designed for pedestrian and cyclist movement. Streets will also connect with and be augmented by dedicated strategic pedestrian and cycle routes (see Section 2.3 – Green and Blue Infrastructure) that will permeate open spaces, parks, urban spaces and linear green spaces. This will ultimately create a linked network that maximises route choice for pedestrians and cyclists.</p> <p>As many car parks, roads and rail track as possible should be undergrounded so as not to prevent free movement of cyclists and pedestrians.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.2 No. 6</p>	<p>2.2.5 Bridges</p> <p>The barriers created by pre-existing strategic roads, the Grand Canal and the Kildare/Cork Railway Line form challenges to movement across the SDZ lands. Rather than being avoided or mitigated, these features will be integrated within the urban structure of the SDZ lands with important connections across them.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result</p>

A number of bridges are required to enable north-south movement across the Canal and Railway for different modes **as well as to facilitate safer access to schools and playing pitches off Griffeen Avenue and the Outer Ring Road**. A total of ~~six~~ **five** new bridges are proposed in addition to the upgrade of an existing pedestrian and cycle bridge to a Green Bridge at Hayden’s Lane. Such bridges shall be provided in accordance with the Phasing Strategy detailed in Chapter 4.

The various types of bridges that are existing and proposed (~~13~~ **14** in total) on the SDZ lands and the type of movement they will support is set out in the Table 2.2.2. The location of proposed bridges (including upgrade) is further detailed on the Overall Movement Concept drawing (Fig. 2.2.7). No level crossings over the railway line will be permitted.

Table 2.2.2 Canal and Rail Bridges

Bridge Type	Number
Canal Overbridge – pedestrian & cyclist	X3 (including 1 existing)
Canal Overbridge – vehicular, public transport, pedestrian & cyclist	X3 existing
Rail Overbridge – pedestrian & cyclist	X3 (including 1 existing for upgrade as green bridge)
Rail Overbridge – vehicular, public transport, pedestrian and cyclist	X4 (including 3 existing)
Road Overbridge - pedestrian and cyclist	X1 (with further provision for pedestrians open for consideration)

In addition to the requirements set out under Section 2.11 (Biodiversity and Natural Heritage), where new canal crossings i.e. footbridges/cycle bridges are proposed, all canal crossings should be designed so as to avoid fragmentation of linear habitats associated with the Grand Canal corridor.

of implementing this amendment.

	<p>Additional footbridges will be provided to manage pedestrians along roads with high volumes of traffic including along Griffeen Avenue and Grange Castle Road/R136 (at an appropriate point) and to link KNW-S1/KNW-S2 to KNE-S1/KNE-S2. A new pedestrian/cycle footbridge over Grange Castle Road/R136 should include ramps.</p> <p>Proposed Mapping/Figure Change:</p> <p>Amend Fig 2.2.7 (Overall Movement Concept) to indicate pedestrian overbridge connecting KNW-S1/KNW-S2 TO KNE-S1/KNE-S2 at (A) junction between Grange Castle Road/R136 and Griffeen Avenue L5582 AND/OR (B) approx. mid way between junction with Adamstown Ave./Thomas Omer Way and Griffeen Ave. L5582).</p>	
<p>Section 2.2 No. 7</p>	<p><i>Car Parking Standards</i></p> <p>In order to promote sustainable travel patterns, this Planning Scheme seeks to minimise the number of on-street car spaces for residents and maximise their use within the SDZ lands. Car usage shall be discouraged through the scheme and alternatives provided, but the scheme shall not impact on the rights of residents to own cars. Sufficient paid underground car parking spaces shall be provided to cater for residential parking if desired. A detailed car parking strategy and/or Workforce Travel Plan (also known as Mobility Management Plan – see section 2.2.7 and accompanying Transport Assessment and Strategy) that facilitates shared or reduced use of car parking by different uses (including residential and Park & Ride) should be submitted with applications for large scale mixed use development.</p> <p>To allow for more efficient turnover of spaces, on-street parking (where provided) should not be allocated to individual dwellings. The sharing of spaces for residential development with Park and Ride facilities is also particularly encouraged. Underground car park spaces to be provided in high density areas allowing for the option of resident car parking and/or renting of spaces.</p> <p>The car parking standards for the key land uses in Clonburris are set out under the <i>South Dublin County Council Development Plan 2016 – 2022</i> and the Transport Assessment and Strategy that accompanies this Planning Scheme. The standards are maximum parking standards and should not be viewed as a target. Details in relation to the design of car parking are set out under Section 2.8 (Built Form and Design) of this Planning Scheme.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

	<p>Further to the Accessibility Assessment carried out as part of the accompanying Transport Assessment and Strategy, Zone 2 parking standards prescribed under <i>the South Dublin County Council Development Plan 2016 – 2022</i> shall be applied to all areas that have been identified with an accessibility level of 1, 2 or 3 (see Fig. 2.2.8). Zone 1 parking standards shall be applied to all other areas of the SDZ lands.</p> <p>The development of car free housing may be considered in the higher density areas of the SDZ lands adjacent to Public Transport interchanges and within the urban centres planned around the Clondalkin-Fonthill and Kishoge rail stations. Near zero or zero Reduced parking provision for individual developments may be acceptable subject to the degree of compliance with the following...</p>	
Section 2.2 No. 8	<p><i>Car Parking Standards...</i></p> <p>The development of car free housing may be considered in the higher density areas of the SDZ lands adjacent to Public Transport interchanges and within the urban centres planned around the Clondalkin-Fonthill and Kishoge rail stations only. Reduced parking provision (including near zero or zero parking provision) for individual developments may be acceptable subject to the degree of compliance with the following:...</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.2 No. 9	<p>Proposed Mapping Change: Figure 2.2.8 Legend to be amended to highlight underground car parking.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.3 No. 1	<p>Section 2.3.1 Introduction Prior to any development and in consultation with the SPC and relevant local interest groups, an Ecological, Heritage and Environmental Plan (EHEP) shall be drawn up to inform and provide a blueprint for the development of the area that comes under the influence of the Canal.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.3 No. 2	<p>Section 2.3.1 Introduction</p>	No likely significant effects on European sites within the zone of the influence of the Draft

	<p>A fundamental challenge in the preparation of the Planning Scheme is to achieve a balance between a new high quality, urban residential environment, sustainable water management and the protection and the enhancement of key natural and built heritage assets of the lands, in order to provide these spatially planned networks of green and blue infrastructure. Any development carried out along the Grand Canal will incorporate appropriate public lighting and CCTV in the interests of public safety and avoidance of anti- social behaviour”</p>	<p>Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.4 No. 1</p>	<p>2.4.2 Place Making</p> <p>The delivery of the urban centres in tandem with population increase from residential construction is required in the phasing to provide place making and ensure a high quality of life for residents as the new community establishes. Please refer to Section 4.4 Place Making for the phasing requirements associated with place making.</p> <p>In order to have an orderly and timely realisation of the overarching principle, to develop vibrant mixed use centres around the Clonburris and Kishogue railway stations as part of a hierarchy of urban centres to serve Clonburris, South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and where necessary, prioritising the needs of the residents, South Dublin County Council shall secure finance in anticipation of contributions from Developers or Government Funding, including bridging finance.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.6 No. 1</p>	<p>2.6.3 Employment Floorspace</p> <p>The following types of commercial development are the target sector for the employment floorspace outlined in the Planning Scheme:</p> <ul style="list-style-type: none"> • Office and business premises for local employers in financial, professional services, insurance, legal services, property services, software and service start-up; • Small flexible business premises; • Light manufacturing suitable for an urban environment; and • Support services to the industries located in the technological crescent zone from Citywest to Grangecastle Castle Business Park. <p>The employment floorspace should be provided in the form of 10,000 -20,000sqm of flexible floorspace to cater for small and medium sized expanding businesses and the balance to be provided for in</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

	<p>buildings of a larger floor plate. As a minimum, 10% of the employment floorspace provided in the Urban Centres shall be in the form of small- medium sized units/incubation units of between 100 – 200-sqm 300sq.m.</p>	
<p>Section 2.6 No. 2</p>	<p>2.6.3 Employment Floorspace</p> <p>Additionally, the Planning Scheme supports enterprise/training floorspace to facilitate the development of a range of employment and enterprise opportunities in Clonburris. Any enterprise/training space should take the form of a purpose built facility located at Kishoge or Clonburris. The purpose of the enterprise/training facilities is to provide office, training, incubation and workshop accommodation backed up by support, catering for local business start-ups. Furthermore, the Planning Scheme supports the role of the Local Enterprise Office in facilitating business within the SDZ.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.6 No. 3</p>	<p>2.6.3 Employment Floorspace</p> <p>Commercial uses such as hotels, hostels, bed and breakfast, funeral homes, public houses, nursing homes, garden centres, conference centres and healthcare facilities etc. are generally permitted in principle in the Urban Centres and will form part of meeting the minimum employment floorspace in the Draft Planning Scheme. Other uses will be considered on a case by case basis having regard to the projected employment, employment per sq. metre, the nature of the use and compliance with the Planning Scheme.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.7 No. 1</p>	<p>Section 2.7.1 Introduction</p> <p>This section of the Planning Scheme provides for the provision of childcare facilities, education/schools, community buildings, healthcare facilities and civic uses. In providing community floor space e.g. Community Centre(s), Health Care, Childcare and schools, South Dublin Council shall take the lead role and ensure that the facilities are delivered on schedule to meet the needs of residents secure finance, where necessary, in anticipation of contributions from Developers and or Government Departments.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.7 No. 2</p>	<p>Key Principles</p> <p>To promote clusters of community facilities and services such as community centres, health care, childcare, schools, sports and leisure facilities and open spaces to create multi-purpose community hubs;</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result</p>

	<p>To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the needs of the community. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs;</p>	of implementing this amendment.								
Section 2.7 No. 3	<p>2.7.3 Other Community Facilities</p> <p>Table 2.7.2 Childcare Infrastructure Minimum Capacity</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Childcare Places (full day care)</th> </tr> </thead> <tbody> <tr> <td>Clonburris Urban Centre</td> <td>200</td> </tr> <tr> <td>Kishoge Urban Centre</td> <td>100</td> </tr> <tr> <td>Total in Scheme</td> <td>600 900</td> </tr> </tbody> </table>	Area	Childcare Places (full day care)	Clonburris Urban Centre	200	Kishoge Urban Centre	100	Total in Scheme	600 900	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Area	Childcare Places (full day care)									
Clonburris Urban Centre	200									
Kishoge Urban Centre	100									
Total in Scheme	600 900									
Section 2.7 No. 4	<p>2.7.3 Other Community Facilities</p> <p>Place of Worship</p> <p>The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community including the Ahmadiyya Muslim Association. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction, places of worship and associated uses require suitable locations. The Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme. The priority location principle shall apply to places of worship with site suitability assessment based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability and feasibility of alternative, more suitable sites.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.								
Section 2.7 No. 5	<p>Garda Station and Fire Station</p> <p>2.7.4 Fire Station</p> <p>Fire Stations are generally located on a regional scale. In South Dublin County, the primary fire station is located at Belgard Road, Tallaght, approximately 3.5km from the SDZ lands. It is noted that the</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result								

	<p>Adamstown SDZ Planning Scheme has identified a possible site for a Fire Station. Given the nature and scale of development proposed in Clonburris, provision has been made to reserve a site for a fire station. Following consultation with the Dublin Fire Brigade, the preferred site is identified adjacent to the Fonthill road and Thomas Omer Way adjacent to Clonburris Urban Centre. At the implementation stage, if South Dublin County Council (as the Development Agency) is advised in writing that a formal determination has been made by the Dublin Fire Brigade that the site is not required for a fire station, the site may then be developed for residential or community uses in accordance with the guidance set out for the Clonburris North West Development Area.</p> <p>South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.'</p>	<p>of implementing this amendment.</p>
<p>Section 2.7 No. 6</p>	<p>Garda Station and Fire Station</p> <p>2.7.5 Garda Station Provision is made for such Garda Station in the Clonburris SDZ as may be necessary, the said site to be used as an alternative community facility in the event that it is not required by An Garda Siochana. In the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.7 No. 7</p>	<p>2.7.6 Schools and Third Level Education Facilities</p> <p>The Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council works with the Department of Education and Skills, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department's Schools Building Programme. The Department of Education and Skills and South Dublin County Council will work under the MoU in relation to the identification and acquisition of school sites in Clonburris.</p> <p>The Department has identified a need for three new primary schools and three new post primary schools within the development of the Planning Scheme and to complement the existing schools on the SDZ lands. The sites are incorporated into the land use concept and transportation assessment of the Planning Scheme. Approximately 72% of residents in the Planning Scheme will be located within 500m of a school.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

	<p>The demographic of the emerging population in Clonburris will be monitored by the Department of Education and Skills on an ongoing basis and it is possible that further educational requirements may arise over the lifetime of the Planning Scheme. In general, planning permission for temporary school structures will only be considered where plans for permanent construction on the site are demonstrated or permitted. The delivery of the school sites to the Department in tandem with the planning and construction of residential units is a phasing requirement of the Scheme (See also Section 4.0 Phasing). All schools constructed within the development to include drop off/pick up zones on or immediately adjacent to the school grounds to ensure minimum traffic congestion.</p> <p>The Scheme facilitates and supports the development of new third level and higher-level facilities in the SDZ, including the development of outreach services and competencies in innovation. Third level and higher level facilities will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre.</p>	
<p>Section 2.8 No. 1</p>	<p><i>Design Statements</i></p> <p>To ensure coherency and quality in design, all medium to large scale development proposals on the SDZ lands (Landmark Buildings, 10 dwellings or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/ non-retail services development) shall be accompanied by a Design Statement that:...</p> <ul style="list-style-type: none"> • Is accompanied by Includes details in relation to the identification and incorporation of any features and structures of architectural merit and/or any sites and features of archaeological interest. Where practicable, the design of a development should be informed by its relationship with archaeological or architectural features located either within or outside the SDZ Lands such as the Clondalkin Road Tower. 	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.8 No. 2</p>	<p>2.8.6 Building Heights and Street Widths</p> <p><i>General</i></p> <p>To ensure that building heights respect the surrounding context, new developments immediately adjoining (backs onto or sides onto) existing one and two storey housing shall be between 2 and 3 storeys in height and shall incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

	Any existing one storey house should not be overlooked by more than one storey and any existing two storey house should not be overlooked by more than two stories.	
Section 2.8 No. 3	<p><i>Roofscapes</i></p> <p>A variety of roofscapes are encouraged to contribute to the architectural and visual diversity of the SDZ Lands and the quality of streets and spaces. An additional set back floor above the maximum permissible storey height will be considered where it is shown to make a positive contribution to the streetscape via a Design Statement and where there are no adverse effects on amenity, such as an unacceptable loss of daylight or sunlight.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.8 No. 4	<p><i>Roofscapes...</i></p> <p>The Planning Schemes promotes southerly orientation of roofscapes to maximise the potential for solar technology installations on roofscapes within the SDZ. To mitigate the risk of flooding the Planning Scheme promotes the use of Green Roof measures in accordance with Section 2.9.5 (Surface Water Drainage and Sustainable Urban Drainage Systems).</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.9 No. 1	<p>Section 2.9.1 Introduction</p> <p>Key Principles</p> <p>The infrastructure, services and energy framework is based on a number of key principles:</p> <ul style="list-style-type: none"> • To set out a comprehensive evidence based approach to services, infrastructure and energy requirements and opportunities at Clonburris; • To ensure that infrastructure and services optimise connection to existing on site water main, foul and surface water pipe networks and resources and to ensure that sufficient water pressure is maintained at all times through the provision of pumps; • To ensure that water conservation is built into the infrastructure through the provision of intelligent systems; 	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.

	<ul style="list-style-type: none"> • To co-ordinate the delivery of infrastructure into key routes and corridors and the sharing of trenches to common infrastructure, to optimise road space, and to minimise potential impacts on the public realm arising from ongoing maintenance works; • To mitigate the risk of flooding by promoting installing Green Roofs in all apartment buildings, by integrating a comprehensive and high quality Sustainable Urban Drainage System (SUD) into the design of new developments and maximising opportunities to incorporate rainwater attenuation measures into public realm, parks and open spaces; • To promote demand management and sustainable supply systems for all services; • To progress and actively promote a range of low carbon and renewable energy opportunities at Clonburris, particularly solar PV and demonstrate leadership in their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan; • To enable connection and high quality use of telecommunications infrastructure by a range of parties, promoting Clonburris as a connected place; • To provide for gas infrastructure requirements in partnership with energy providers and other stakeholders should no cost effective and lower carbon energy source be available at the time of any sector being developed; • To maximise best practice for waste minimisation, reuse and recycling during demolition, excavation, construction and occupation of development; and • To explore the use of pneumatic waste collection system for new developments, in particular higher density development areas at Clonburris and Kishoge. 	
<p>Section 2.9 No. 2</p>	<p>Section 2.9.2 Water Supply Section 2.9.3 Foul Water Drainage Section 2.9.5 Surface Water Drainage & Sustainable Urban Drainage System (SUDS)</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result</p>

	<p>In Sections 2.9.2, 2.9.3 and 2.9.5 add an additional text as follows:</p> <p>Existing buildings, developments / landowners will be given the option to connect to new services and infrastructure on the SDZ lands, where appropriate, in consultation with SDCC, Irish Water and other relevant stakeholders.</p>	<p>of implementing this amendment.</p>
<p>Section 2.9 No. 3</p>	<p>Section 2.9.2 Water Supply...</p> <p>Connection of infrastructure to a public water services network is subject to a connection agreement with Irish Water. The provision of private wells will be strongly discouraged and all new developments will be required to utilise and connect to public water infrastructure.</p> <p>Section 2.9.3 Foul Water Drainage...</p> <p>Connection of infrastructure to a public wastewater services network is subject to a connection agreement with Irish Water. The provision of private waste water facilities will be strongly discouraged and all new developments will be required to utilise and connect to public waste water infrastructure.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.9 No. 4</p>	<p>Section 2.9.5 Surface Water Drainage & Sustainable Urban Drainage System (SUDS)</p> <p>Add additional text as follows:</p> <p>The Planning Scheme requires, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.9 No. 5</p>	<p>Section 2.9.8 Energy & Climate Change Mitigation</p> <p>Add additional text as follows:</p> <p>In order to promote these renewable and low carbon energy options, the Planning Scheme promotes the development of energy systems that facilitate a change from fossil fuel based energy sources to</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result</p>

	<p>renewable and low carbon options i.e a change in technology delivering district energy schemes at the Clonburris and Kishogue urban centres. This is particularly important in terms of meeting current and future climate change mitigation targets at both national and European level.</p>	of implementing this amendment.
Section 2.9 No. 6	<p>Section 2.9.13 Construction Environmental Management Plans</p> <p>Add additional text as follows:</p> <p>Construction management: that there will be no access through existing estates or on Griffeen Avenue for construction traffic and limitations on hours of construction site operation.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.9 No. 7	<p>Section 2.9.13 Construction Environmental Management Plans</p> <p>Add additional text as follows;</p> <p>That construction traffic serving the development of lands under this SDZ be prohibited, by way of explicit planning compliance condition, from using Griffeen Avenue (with the exception of traffic related solely to work to upgrade Griffeen Avenue roads required under this SDZ).</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.10 No. 1	<p>Introduction</p> <p>Outdoor community facilities including full size multi-use playing pitches which will accommodate various outdoor activities and children’s play facilities including facilities for teenagers provide opportunities for outdoor activity and recreation.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Section 2.10 No. 2	<p>Proposed Open Spaces</p> <p>The main active outdoor recreation facilities will largely be accommodated in the three main parks on the SDZ lands: the extension to Griffeen Valley Park, Grand Canal Park and Barony Park. The facilities in the main parks will be complemented by local play facilities, to be provided in the local open spaces. Full sized multi-use pitches suitable for GAA and soccer, criss-crossed by smaller pitch layouts pitches suitable for local sports clubs and schools will be provided in the Griffeen Extension Sports Zone, Clonburris Sports Campus and Canal Sports Campus.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.

<p>Section 2.10 No. 3</p>	<p>Parks and Landscape Strategy</p> <p>A Parks and Landscape Strategy (PLS) shall be prepared by all the developers, for the entire SDZ lands and shall be submitted to and agreed in writing with SDCC prior to the commencement of development on the lands.</p> <p>In preparing and executing the proposed PLS, that all recreational/amenity areas and playing fields designated as part of the SDZ shall be designed to facilitate multiple sports being played on them (with particular regard to dimensions) including</p> <ul style="list-style-type: none"> • Gaelic football, hurling, camogie, soccer, cricket, rugby, multi-use sports ball wall and other sports in accordance with the immediate needs of the community but also in anticipation of future community needs. • These playing areas shall be made available for use by schools. • all designated playing areas shall have access to adequate permanent changing and shower facilities. <p>That the SDZ be amended to include a specified list of amenities that will be delivered in each of the Development Zones under the Parks and Landscape Strategy; and that play spaces and multiuse games areas, playing pitches, cricket pitch, and open water sports be included in the overall list which should clearly set out phasing of delivery.</p> <p>In executing the proposed PLS South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and prioritising the needs of the residents. Where necessary, South Dublin County Council shall secure bridging finance in anticipation of contributions from Developers/Government Funding.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.10 No. 4</p>	<p>Griffen Valley Park Extension</p> <p>The Griffen Valley Park shall be extended southwards to the Grand Canal to provide a high quality flagship park. A plan for the Griffen Valley Park extension shall be designed in accordance with the overall Parks and Landscape Strategy for the SDZ lands and shall be submitted to and agreed in writing with SDCC at planning application stage and may include:</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result</p>

	<ul style="list-style-type: none"> ● A mix of active recreational facilities in the core area of the park; ● Formal and informal childrens play areas; ● At least four playing pitches including one all-weather multi code pitch to facilitate multiple sports (with particular regard to dimensions) including GAA, soccer, and sports with necessary ancillary and parking facilities and that figure showing Development Area 8 – Kishoge South West be amended to show this; with, if necessary, additional parkland be provided to achieve this. ● Walkways and cycleways (wide enough to accommodate two people passing) be constructed using suitable surface material; ● Seating and passive recreation areas; ● Edges of the park shall be carefully designed and laid out, forming an interface between the park’s open central character and adjacent development; ● Planting in drifts to enhance biodiversity, definition and functional areas; Habitat improvements to existing ecological resources including the Griffeen River and the Grand Canal; Support the creation of new habitats within the park to address changes to natural heritage elsewhere in the plan lands; ● Retention and enhancement of selected hedgerow; Surface-water attenuation ponds to the north-west, fed by the proposed SUDS system. These areas should form high quality, water based ecological landscapes; ● A multi-use sports facility constructed in such a way to allow for the enjoyment of a wide variety of sports and recreational pursuits and to include an all- weather and grass playing surfaces, pavilions, multi-use games walls and be located proximate to the extension of Griffeen Valley Park; ● Outdoor gym equipment such as that provided in other parts of Griffeen Valley Park; ● Dedicated picnic and BBQ areas ● Extension of existing allotments ● and Retrofit or replace the existing pedestrian bridge over the railway line to provide ‘green bridge’. The green bridge shall be integrated into the surrounding landscape and shall provide connections for pedestrians and cyclists, commuting routes for species and the park landscape as a whole. The detailed design of the bridge shall be in accordance with the Landscape Institute UK Green Bridges Technical Guidance Note 09/2015 December 2015. 	<p>of implementing this amendment.</p>
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<p>Section 2.10 No. 5</p>	<p>Barony Na Cluinta/The Meadows Park</p> <p>This park shall comprise a new mixed character and function park that would connect the neighbourhoods away from the Canal, to the south of the railway. The hedgerows that form the historic barony boundaries, which gives the park its name, shall be retained to enhance the ecological character and identity of the lands. A pedestrian bridge over the railway shall connect the southern area and northern areas of the park. A plan for the Na Cluinta/The Meadows Barony Park shall be designed in accordance with the overall Parks and Landscape Strategy for the Planning Scheme and shall be submitted to and agreed in writing with SDCC at planning application stage and may include:</p> <p>*Note: All other references of the Barony Park shall be replaced with Na Cluinta/The Meadows Park</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.11 No. 1</p>	<p>Hedgerows</p> <p>In addition to the primary ecological corridors, there is in excess of 30 km of hedgerow/treeline habitat within the SDZ lands. The trees along the boundary of the SDZ lands with the Cappaghmore estate should be protected with walls and buildings set back a sufficient distance from the trees to avoid interference with their root systems.</p> <p>The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>
<p>Section 2.11 No. 2</p>	<p>Hedgerows</p> <p>In addition to the primary ecological corridors, there is in excess of 30 km of hedgerow/treeline habitat within the SDZ lands. The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.</p> <p>The important hedgerow along the Neilstown / Cappagh boundary would be enhanced and protected and retained in its entirety, and not just in small sections and that as much as possible of the over thirty kilometers of hedgerow on the SDZ lands would be retained and protected.</p>	<p>No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.</p>

	A Method Statement for the construction, planting regime and species selection of both 'dry' and 'wet' hedgerows shall be provided with all planning applications for developments within 10m of existing hedgerows along the barony boundary, the Grand Canal and the Griffeen and Kilmahuddrick streams.																							
Section 3 No. 1	<p>Proposed Mapping change Figure 3.3.15 showing Development Area 7 - Kishoge North West be amended such that the northernmost urban block (outlined on attached image) should contain ONLY the proposed new second-level school with the remainder of the block to be public parkland to include playing pitches, to facilitate multiple sports (with particular regard to dimensions), for use by the proposed new second-level school and the nearby existing schools: Lucan East Educate Together NS, Griffeen Valley Educate Together NS, Lucan CNS and Kishoge Community College; and that all corresponding tables in the planning scheme be amended accordingly.</p>		No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.																					
Section 3 No. 2	<p>Amend table 3.3.12 Canal Extension</p> <table border="1"> <tr> <td>Area Character type</td> <td>Medium density residential infill development to the south of the Canal adjacent to existing Grand Canal Park.</td> <td></td> </tr> <tr> <td>Net development area</td> <td>2.27ha</td> <td></td> </tr> <tr> <td>No of units (Target)</td> <td>121</td> <td></td> </tr> <tr> <td>Average Net Density (Target)</td> <td>Sub Sector CE-S1 Average Net Density (Target) 53 * See also Table 2.1.5 for full range of density</td> <td></td> </tr> <tr> <td>Affordable/Social dwellings</td> <td>To be negotiated in accordance with relevant legislation and SDCC Housing Policy</td> <td></td> </tr> <tr> <td>Building height</td> <td>Sub Sector CE-S1 3-4 2-4 storey * See also Figure 3.3.2 Building Height Concept</td> <td></td> </tr> <tr> <td>Public open space</td> <td>2500sqm</td> <td></td> </tr> </table>		Area Character type	Medium density residential infill development to the south of the Canal adjacent to existing Grand Canal Park.		Net development area	2.27ha		No of units (Target)	121		Average Net Density (Target)	Sub Sector CE-S1 Average Net Density (Target) 53 * See also Table 2.1.5 for full range of density		Affordable/Social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy		Building height	Sub Sector CE-S1 3-4 2-4 storey * See also Figure 3.3.2 Building Height Concept		Public open space	2500sqm		No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
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Section 4 No. 1	<p>Table 4.2 Infrastructure required to be linked to the delivery of residential development and phased in accordance with the construction of residential units...</p> <table border="1" data-bbox="353 304 1556 411"> <tr> <td data-bbox="353 304 488 411">19.</td> <td data-bbox="488 304 1556 411">Provision of dedicated orbital bus routes along the Outer Ring Road, Fonthill Road and Adamstown Link Road.</td> </tr> </table>	19.	Provision of dedicated orbital bus routes along the Outer Ring Road, Fonthill Road and Adamstown Link Road.	
19.	Provision of dedicated orbital bus routes along the Outer Ring Road, Fonthill Road and Adamstown Link Road.			
Section 4 No. 2	<p>4.3 Phasing Table</p> <p>The Phasing Table (Table 4.3) for the Planning Scheme details a schedule and programme to plan and deliver strategic infrastructure and amenities on a phased basis, in tandem with the development of residential units in the Planning Scheme.</p> <p>The phasing programme is based on the premise that the number of dwelling units that may be constructed and occupied in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase. As such, in the event that the minimum requirements of the Phasing Table are not delivered for a particular phase, a restriction on the construction and occupation of residential units in the next phase will apply.</p> <p>A phasing band of 2,000 units is incorporated into the Phasing Programme for the Planning Scheme. This phasing band is considered to be the optimal band to achieve a balanced delivery of infrastructure and community services in tandem with proportionate population increase to create critical mass and economic headroom. Furthermore, the bands provide a flexible schedule to aid development sequencing and incorporate lead in time for infrastructure.</p> <p>The railway station at Kishoge should be opened and operational by 2020 as committed to by the NTA and no further development take place or planning permissions granted after 2020 until it is operational, open and meeting the needs of the community. This will give improved transport for current residents of the area, for those who work currently in Grange castle and for those who will work on the construction phase of the SDZ.</p>	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.		
Section 4 No. 3	<p>Table 4.3 Phasing Table</p>	No likely significant effects on European sites within the zone		

	Prior to Commencement	<p>South Dublin County Council shall commence consultation with Kildare County Council and Fingal County Council to identify the preferred route of a major regional link road running from the N7 and N4 in accordance with South Dublin County Council Development Plan 2016 -2022 TMI Objective 4</p>		of the influence of the Draft Scheme are predicted as a result of implementing this amendment.															
Section 4 No. 4	Prior to Commencement	<p>South Dublin County Council to agree with the NTA the extension of an existing bus route, the increase in the existing bus route frequency or the introduction of a new bus route as appropriate to ensure that a bus service with peak capacity is provided in tandem with the completion of the residential units in Phase 1A.</p>		No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.															
Section 4 No. 5	<table border="1"> <thead> <tr> <th>Phase</th> <th>Residential Units constructed and occupied</th> <th>Minimum Delivery in Phase</th> </tr> </thead> <tbody> <tr> <td></td> <td>Prior to Commencement...</td> <td></td> </tr> <tr> <td>1A</td> <td>0-1,000</td> <td>The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.</td> </tr> <tr> <td>1B</td> <td>1,001 – 2,000</td> <td>The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.</td> </tr> <tr> <td>2</td> <td>2,001 – 4,000</td> <td>The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into</td> </tr> </tbody> </table>			Phase	Residential Units constructed and occupied	Minimum Delivery in Phase		Prior to Commencement...		1A	0-1,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.	1B	1,001 – 2,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.	2	2,001 – 4,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Phase	Residential Units constructed and occupied	Minimum Delivery in Phase																	
	Prior to Commencement...																		
1A	0-1,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.																	
1B	1,001 – 2,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.																	
2	2,001 – 4,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into																	

			Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.						
	3	4,001 – 6,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.						
	4	6,001 - end	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.						
Section 4 No. 6	Table 4.3 Phasing Table Table 4.3 Phasing Table...				No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.				
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Phase	Residential Units constructed and occupied	Minimum Delivery in Phase							
1A	0-1,000	No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 1A of the development shall be occupied in advance of agreement in relation to the route of and the servicing of a new dedicated bus route between Clonburris and Dublin City Centre the said service to deliver at minimum the same number of bus journeys at peak times as the existing 25A bus route.							

Section 4 No. 7	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1A	0-1,000	Provision of a regular daily orbital bus service linking Lucan, Clonburris, Clondalkin, Tallaght and Blanchardstown.	
Section 4 No. 8	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1A	0-1,000	Opening of Kishoge Railway Station with a 5 day a week peak and off peak rail service and a weekend off peak rail service to Grand Canal Dock Station.	
Section 4 No. 9	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1A	0-1,000	The planning of works for the provision of community floor space, the commencement of works at Griffeen Valley Park Extension or Barony Park and the availability of childcare spaces.	
Section 4 No. 10	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1A	0-1,000	Provision of increased boundary walls, timber screening on top of existing walls, or full-height timber screening in place of railings (whichever appropriate) to act as noise	

			pollution screening along the boundaries of Foxborough and Moy Glas estates with Grangecastle Road	
Section 4 No. 11	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1B	1,001 – 2,000	No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 1B of the development shall be occupied in advance of an increase in the number of peak time bus journeys provided along the existing 25A/B/C/D bus routes.	
Section 4 No. 12	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	1B	1,001 – 2,000	South Dublin County Council to agree with the NTA the extension of an existing bus route, the increase in an existing bus route frequency or the introduction of a new bus route as appropriate to ensure that a bus service with peak capacity is provided in tandem with the completion of the residential units in Phase 1B.	
Section 4 No. 13	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	2	2,001 – 4,000	Provision of additional commuter train service capacity to cater for increasing demand.	
	3	4,001 – 6,000	Provision of additional commuter train service capacity to cater for increasing demand.	

	4	6,001 - end	Provision of additional commuter train service capacity to cater for increasing demand.	
Section 4 No. 14	Table 4.3 Phasing Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Phase	Residential Units constructed and occupied	Minimum Delivery in Phase	
	3	4,001 – 6,000	No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 3 of the development shall be occupied in advance of the construction of and commencement of services on the Lucan Luas line as envisaged in the NTA Greater Dublin Area Transport Strategy 2016 – 2035.	
Section 4 No. 15	Table 4.6 Local Level Requirements Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
	Infrastructure	Development Area Restricted	Phase	
	Kishoge Railway Station Required Actions: <ul style="list-style-type: none"> Agree timeframe for opening in Phase 1A. Railway Station opening in Phase 1B 2.	This phasing requirement is only applicable to development within the Kishoge catchment, namely Kishoge Urban Centre, Kishoge South East, Kishoge South West, Kishoge North West & Kishoge North East Development Areas.	4	
Section 4 No. 16	Table 4.6 Local Level Requirements Table			No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result
	Infrastructure	Development Area Restricted	Phase	

	<p>Existing Power Lines</p> <p>Required Action: Undergrounding of the 220 kv from Grange Castle Road eastwards.</p>	<p>This phasing requirement is only applicable to the section of Kishoge North East Development Area within the existing wayleave.</p> <p>This will be considered on an incremental, site by site basis, as appropriate to accommodate development and shall be agreed with South Dublin County Council, Eirgrid and other relevant stakeholders, as required.</p>	4	of implementing this amendment.						
Section 4 No. 17	<p>Table 4.6 Local Level Requirements Table</p> <table border="1"> <thead> <tr> <th data-bbox="353 667 752 707">Infrastructure</th> <th data-bbox="752 667 1431 707">Development Area Restricted</th> <th data-bbox="1431 667 1563 707">Phase</th> </tr> </thead> <tbody> <tr> <td data-bbox="353 707 752 962"> <p>Griffeen Avenue Upgrade</p> <p>Upgrade of existing link street at Griffeen Avenue and junctions as required.</p> </td> <td data-bbox="752 707 1431 962"> <p>This phasing requirement is only applicable to Kishoge North West Development Area.</p> </td> <td data-bbox="1431 707 1563 962">3</td> </tr> </tbody> </table>			Infrastructure	Development Area Restricted	Phase	<p>Griffeen Avenue Upgrade</p> <p>Upgrade of existing link street at Griffeen Avenue and junctions as required.</p>	<p>This phasing requirement is only applicable to Kishoge North West Development Area.</p>	3	No likely significant effects on European sites within the zone of the influence of the Draft Scheme are predicted as a result of implementing this amendment.
Infrastructure	Development Area Restricted	Phase								
<p>Griffeen Avenue Upgrade</p> <p>Upgrade of existing link street at Griffeen Avenue and junctions as required.</p>	<p>This phasing requirement is only applicable to Kishoge North West Development Area.</p>	3								

Appendix D: Appropriate Assessment Screening Determination

COMHAIRLE CHONTAE ATHA CLIATH THEAS**SOUTH DUBLIN COUNTY COUNCIL****Record of Executive Business and Chief Executive Orders****Clonburris-Balgaddy Strategic Development Zone (SDZ)
Appropriate Assessment (AA) Screening Determination under:
Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001-2017****For: Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme**

Pursuant to the requirements of the above, South Dublin County Council has made an AA Screening Determination, in accordance with Article 6(3) of the Habitats Directive in relation to the Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme (the Draft Scheme).

Section 169 (4) (ba) of the Planning and Development Act 2000, requires, inter alia, a determination to be made as to whether the Proposed Material Alterations to the Draft Scheme warrant the undertaking of AA. Such a determination pursuant to Article 6(3) of the Habitats Directive assess whether or not a plan or project would adversely affect the integrity of a European site.

In carrying out this Appropriate Assessment Screening, the South Dublin County Council is taking into account the relevant matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including:

- The Draft Scheme and associated AA Screening and Strategic Environmental Assessment (SEA) reports;
- The SEA Screening Determination on the Proposed Material Alterations to the Draft Scheme; and
- The AA Screening Statement for the Proposed Material Alterations to the Draft Scheme.

Following an examination, analysis and evaluation of the objective information provided in the "*Clonburris SDZ AA Screening of Material Amendments to the Draft Planning Scheme*" report prepared by Scott Cawley Ltd, South Dublin County Council, as the Competent Authority determines that the Proposed Material Alterations to the Draft Scheme, individually and in combination with other plans and projects, does not require a Stage 2 AA, as it has been concluded that it is possible to rule out likely significant effects on all European sites.

The principal reasons supporting this determination include:


- The incorporation of attenuation ponds in the drainage design for the overall scheme to reduce the risk of flood events and the proposed requirement for the inclusion of SUDs features for all proposed development within the amended SDZ scheme area, will limit the discharge of waters from the site. This will serve to prevent flood events and reduce the risk of contamination of local watercourses and drainage networks;
- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011);
- Irish Water's intention to upgrade the wastewater treatment infrastructure at Ringsend to facilitate the continued growth of the region.¹ The provision of sufficient capacity should be

¹ It is intended that an application for planning permission will be made to An Bord Pleanála in early 2018.

available at Ringsend Waste Water Treatment Plant to process any additional waste generated by new development in the Clonburris - Balgaddy SDZ area;

- In the absence of any upgrade to upgrade the wastewater treatment infrastructure at Ringsend, there was no proven link between Waste Water Treatment Plant discharges and nutrient enrichment of sediments in Dublin Bay based on analyses of dissolved and particulate nitrogen signatures (Wilson and Jackson, 2011). Furthermore enriched water entering Dublin Bay has been shown to rapidly mix and become diluted such that the plume is often indistinguishable from the rest of bay water (O'Higgins and Wilson, 2005) (Dowly & Bedri 2007).
- Whilst occasional use of the lands by lapwing has been recorded, due to the general absence of optimum habitat for QI species, the existing high levels of disturbance in surrounding lands and the low levels of usage for such bird species within the subject lands, the impact of the loss of areas for these birds is not deemed to be significant.

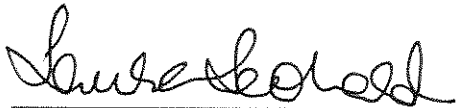
Therefore a Stage 2: Appropriate Assessment will not be required to inform the Proposed Material Alterations of the Draft Scheme either alone or in combination with other plans & projects, with respect to any Natura 2000 site and its conservation objectives.


Senior Planner

ORDER: That South Dublin County Council, as the Competent Authority having considered the report on the AA Screening of the Proposed Material Alterations to the Draft Planning Scheme, prepared by Scott Cawley Ltd, makes a determination that a Stage 2 Appropriate Assessment will not be required to inform the Proposed Material Alterations to the Draft Planning Scheme for the Clonburris-Balgaddy Strategic Development Zone either alone or in combination with other plans or projects, with respect to any Natura 2000 site and its conservation objectives.

16/3/18

Date



A/Director of Land Use,
Planning and Transportation