Appropriate Assessment Screening Report

SDCC Rathcoole Housing Development

South Dublin County Council

October 2026

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Quality Information

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1. Introduction

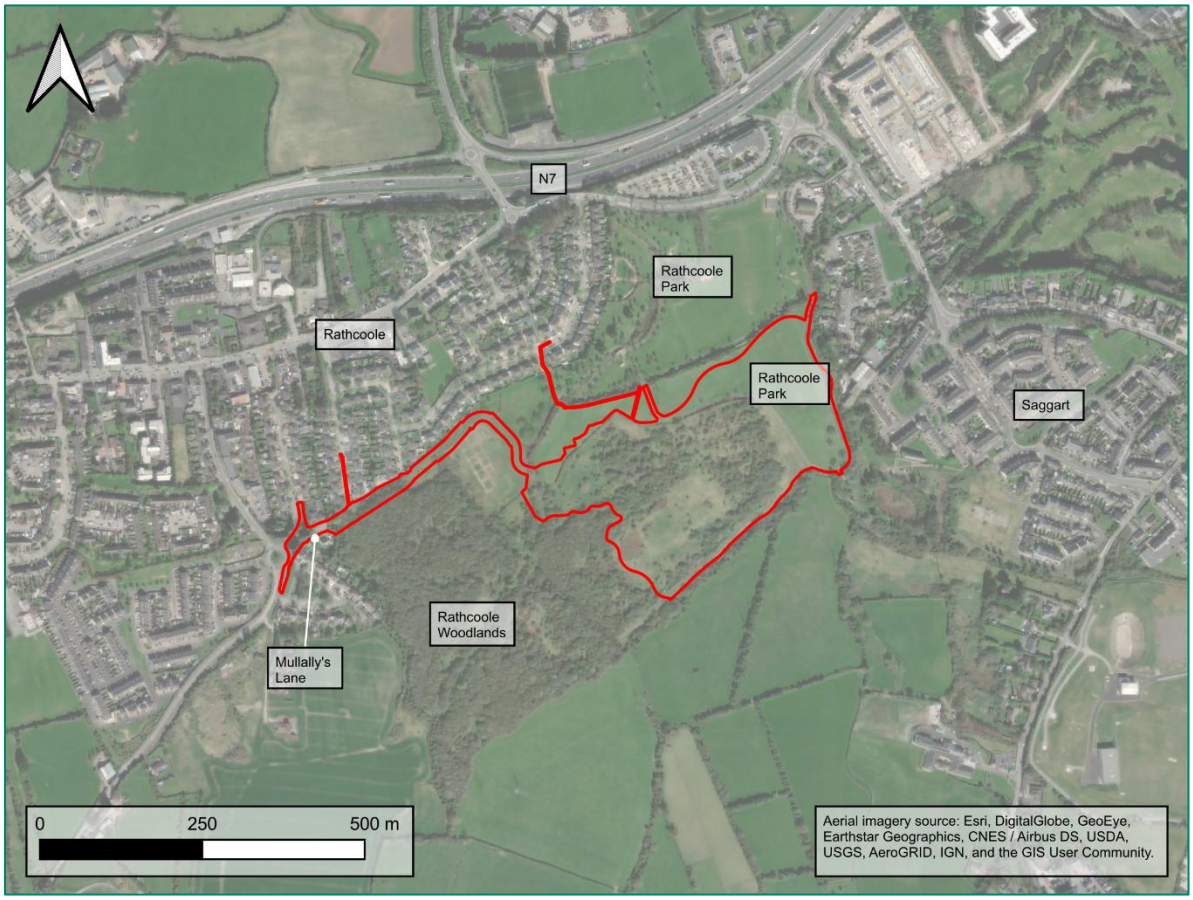
1.1 Background

AECOM was requested by South Dublin County Council (SDCC) to prepare an Appropriate Assessment (AA) Screening Report in relation to the proposed SDCC Housing Development (the Proposed Development) at an area of land south of (and partially within) Rathcoole Park, Co. Dublin. The Proposed Development comprises 130 no. unit residential development, and 2 no. senior and 1 no. junior grass pitches.

The application boundary (the Site) covers c. 11.4ha and comprises a portion of Rathcoole Park to the east, and areas of open grassland/scrub mosaic to the west, with woodland habitats beyond. A linear area to the west connects the Site to Mullally's Lane, providing the proposed access to the Site. A small portion of land in the northwest of the Site (linking to the proposed access off Mullally's Lane) is owned by the Department of Education and is fenced off from the rest of the Site. The rest of the Site is fully accessible by the public. For ease and clarity of reference, all land within the proposed application boundary is referred to as the Site. The Site location is shown in Plate 1 and Figure 1, and the approximate central Irish Grid Reference for the Site is O0290126565.

This AA Screening has been prepared in tandem with an Environmental Impact Assessment (EIA) for the Proposed Development. This Report has been prepared as a standalone document, however, full details of the Proposed Development are presented in Chapter 02 Description of Development of the EIA Report (EIAR), and full details of the ecological survey and assessment are presented in Chapter 06 Biodiversity (and the associated appendices) of the EIAR.

Plate 1: Site Location and Surrounding Area



1.2 Legislative Context

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as the Habitats Directive, requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of Community interest. The provisions of the Habitats Directive require that Member States designate Special Areas of Conservation (SAC) for habitats listed in Annex I and for species listed in Annex II.

Similarly, Directive 2009/147/EC on the conservation of wild birds, more commonly known as the Birds Directive, provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify Special Protection Areas (SPA) for rare or vulnerable species listed in Annex I of the Birds Directive, as well as for all regularly occurring migratory species. Collectively, SACs and SPAs are known as European sites.

In Ireland, the habitats and/or species which are the reason(s) for designation of an SAC are referred to as Qualifying Interests (QI), and the bird species for which an SPA is designated are referred to as the Special Conservation Interests (SCI).

Under Article 6(3) of the Habitats Directive, any plan or project which is not directly connected with or necessary to the management of a European site, but which is likely to have a significant effect on such a site, either individually or in-combination with other plans or projects, must be subject to an AA

Following the repeal of the Planning and Development Act 2000 (the PDA 2000), the requirements of Article 6(3) of the Habitats Directive will be transposed into national law through Part 6, Chapter 3 of the Planning and Development Act 2024 (the PDA 2024) in relation to local authority development, and by the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to other relevant approvals, consents and matters. The legislative provisions for AA Screening of local authority development are set out in Section 213 of the Planning and Development Act 2024.

However, the PDA 2024 will be implemented on a phased basis, with the existing provisions of the PDA 2000 remaining in place until the relevant provisions of PDA 2024 are commenced. Therefore, during the transitionary period before the relevant provisions of the PDA 2024 commence, the requirements of Article 6(3) are transposed into the existing national law through Part XAB of the PDA 2000 for planning matters, and by Habitats Regulations in relation to other relevant approvals, consent, and matters. The legislative provisions for AA Screening for planning applications are set out in Section 177U of the PDA 2000.

The Competent Authority responsible for carrying out the AA is the relevant consenting body for each project or plan, which in this case is An Coimisiún Pleanála. In fulfilling its duty as Competent Authority, An Coimisiún Pleanála is required to apply the Precautionary Principle (as defined in European Commission (2021) guidance) to European sites and can only grant consent once it has been ascertained that the Proposed Development will not adversely affect the integrity of any European site.

1.3 Purpose of this Report

This AA Screening Report has been prepared by AECOM to inform An Coimisiún Pleanála (i.e. the competent authority) in their determination of whether the Proposed Development will, or is likely to, result in significant effects on European sites, either in isolation or in-combination with other plans and projects.

Whilst the various steps involved in the AA process must be carried out by a Competent Authority, project proponents or their consultants may provide the information required to inform this assessment. This document has therefore been prepared to provide the Competent Authority with the information needed to conduct an AA Screening of the Proposed Development. It has been prepared with regard to best scientific knowledge and an examination of the potential impacts and effects of the Proposed Development on European sites. The Competent Authority will, on the basis of information presented in this Report, and any other information they consider relevant, reach their own AA Determination for the Proposed Development.

1.4 Statement of Authority

This AA Screening has been prepared by Jenny Hunter, checked by Dr Paul Lynas, and verified by Dr Eleanor Ballard.

Jenny Hunter BSc (Hons) MSc MCIEEM MRSB is a Principal Ecologist with over 12 years' professional experience of ecological consultancy. Jenny has extensive field experience of a variety of species and habitat survey techniques across Northern Ireland and the Republic of Ireland. Jenny is an excellent communicator with extensive experience of ecological assessment and reporting, including Appropriate Assessment across the island of Ireland and the UK.

Dr Paul Lynas BSc (Hons) MRes CEnv MCIEEM is an Associate Director for Ecology and is an all-round ecologist with over 22 years' professional conservation and consultancy experience and is a past Convener of the Irish Section of CIEEM. He has carried out numerous flora and fauna assessments for both public and private sector clients, working in multi-disciplinary teams on many large infrastructure and small-scale projects. He has extensive experience of the Habitats Directive and its application across the island of Ireland.

Dr Eleanor Ballard BSc (Hons), DPhil, PGDip, CEnv, MCIEEM is Technical Excellence Director for AECOM's Environment Business Unit with over 25 years' post-doctoral experience in ecological project design, assessment and management. She has extensive experience preparing and reviewing AA and Habitats Regulations Assessment (HRA) documentation for major infrastructure projects across Ireland, Northern Ireland, and Great Britain, including roads, electricity transmission infrastructure, public transport infrastructure, power generation developments, and wind energy projects.

1.5 Quality Assurance

This Report has been prepared in line with AECOM's Integrated Management System (IMS). The IMS places great emphasis on professionalism, technical excellence, and quality, as well as covering all aspects of environmental and Health and Safety management. All staff members are committed to establishing and maintaining our accreditation to the relevant international standards, including ISO 9001:2015, ISO 14001:2015, and ISO 45001:2018. In addition, the IMS requires careful selection and monitoring of the performance of all subconsultants and contractors.

2. Methods

2.1 Sources of Guidance

This Report has been prepared with cognisance to the European Commission (EC) guidance document *Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* (European Commission, 2021). In addition, the following sources of guidance were also considered:

- *Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: A Summary* (European Commission, 2022).
- *Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC* (European Commission, 2018).
- *Appropriate Assessment Screening for Development Management* (Office of the Planning Regulator (OPR), 2021).
- *Appropriate Assessment of Plans and Projects in Ireland* (Department of the Environmental Heritage and Local Government (DoEHLG), 2010).
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular Letter National Parks and Wildlife Service (NPWS) 1/10 & PSSP 2/10* (NPWS, 2010).

2.2 The Precautionary Principle

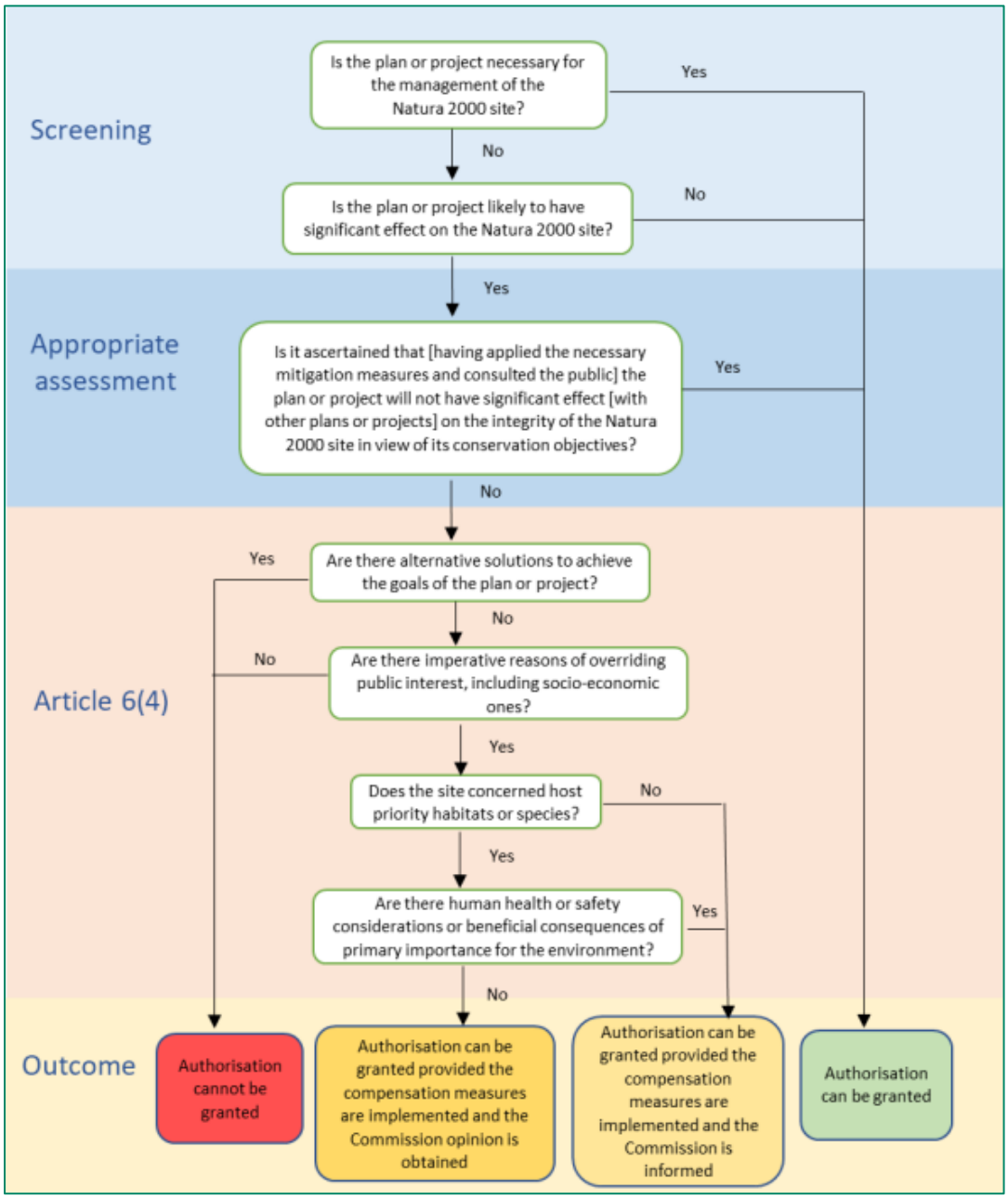
Under EC guidance, the Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, is described as the "*absence of scientific evidence on the significant negative effect of an action cannot be used as justification for approval of this action. When applied to Article 6(3) procedure, the Precautionary Principle implies that the absence of a negative effect on European* [Natura 2000] *sites has to be demonstrated before a plan or project can be authorised. In other words, if there is a lack of certainty as to whether there will be any negative effects, then the plan or project cannot be approved*" (European Commission, 2021).

2.3 The Stages in Appropriate Assessment

Article 6(3) and (4) sets out a step-by-step procedure for assessing plans or projects that are likely to have an impact on European sites. This involves three main stages, as outlined in the EC (2021) guidance document and shown in Plate 2. Each stage of the procedure is influenced by the previous one. The order in which the stages are followed is therefore essential for applying Article 6(3) and (4) correctly. The following is a summary of these steps.

- **Stage 1: Screening**: This stage consists of a pre-assessment stage (i.e. Screening) to ascertain whether the plan or project is directly connected with, or necessary to, the management of a European site, and if not, subsequently examines whether it is likely to have significant effects to the European site(s), either alone or in-combination with other projects, in view of the conservation objectives.
- **Stage 2: Appropriate Assessment**: If likely significant effects cannot be excluded at Stage 1, an assessment is made of the impact of the plan or project (either alone or in-combination with other plans or projects) on the integrity of the European site(s) (in view of conservation objectives) and ascertaining whether it will affect the integrity of the European site. If relevant, mitigation measures specifically designed to protect the European site can be considered.
- **Stage 3: Derogation from Article 6(3) under certain conditions:** The third stage of the procedure, governed by Article 6(4), is relevant where, despite a negative assessment, the developer considers that the plan or project should still be carried out for imperative reasons of overriding public interest (IROPI). This is only possible if there are no alternative solutions, the IROPI are duly justified, and if suitable compensatory measures are adopted to ensure that the overall coherence of the European site is protected.

Plate 2: The Steps in AA



Source: European Commission (2021).

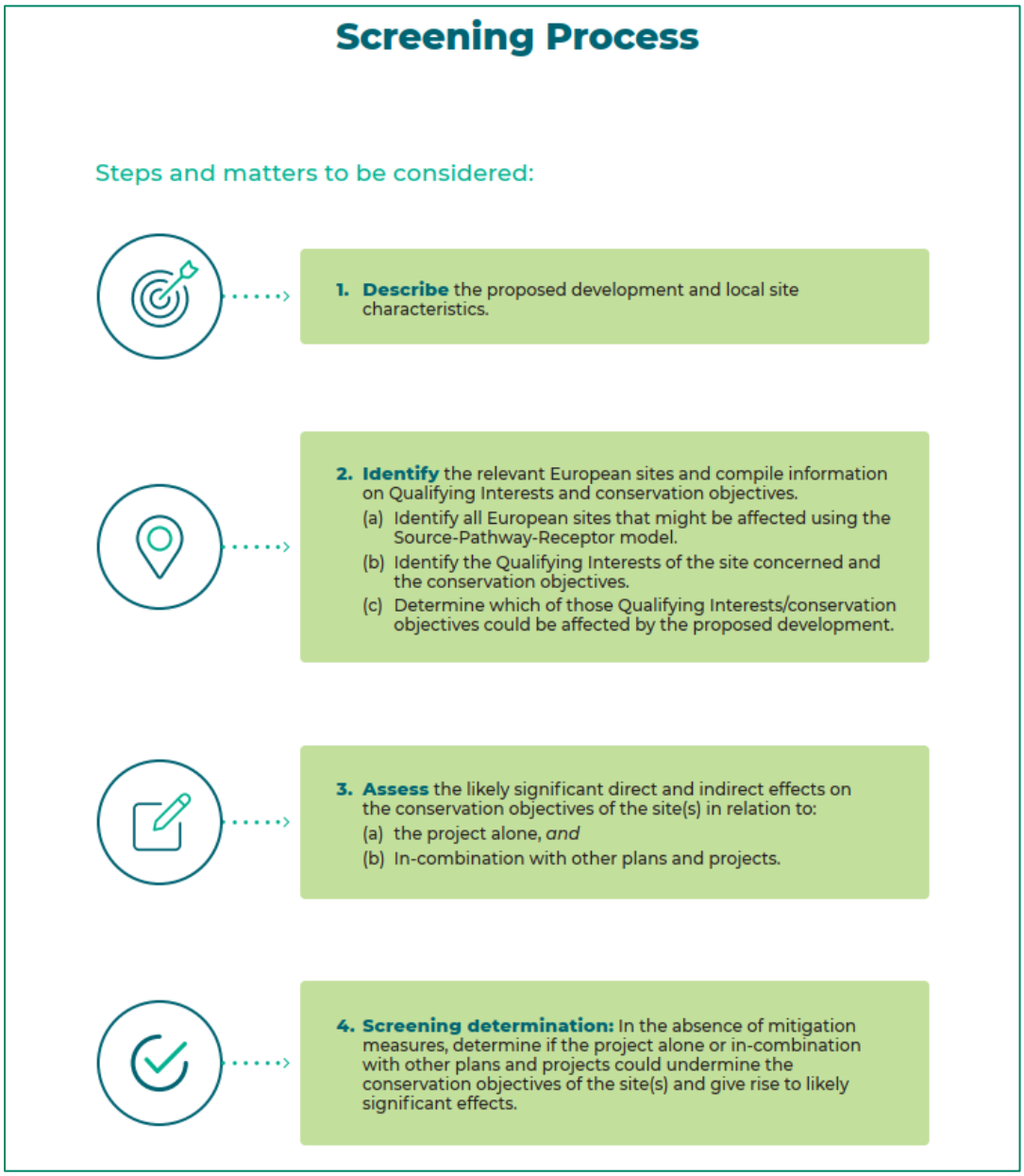
2.4 Screening

The first stage of AA examines the likelihood of a plan or project having significant effects on a European site, either alone or in-combination with other plans or projects. The EC states that it supports a broad interpretation of the terms project and plan (European Commission, 2021), and these are defined as follows (with reference to EC (2022) guidance):

- A project can involve construction works, installations and other interventions in the natural environment, including regular activities aimed at using natural resources.
- The term plan has also, for the purposes of Article 6(3), a potentially broad meaning, including land-use or spatial plans and sectoral plans (e.g. for transport, energy, waste management, water management, forest management, etc.).

In the context of this Report, the Proposed Development constitutes a project. The finding of the AA Screening will identify whether the subsequent stage (i.e. AA, which includes preparation of a Natura Impact Statement) is required. Plate 3 outlines the steps of the AA Screening according to the Office of the Planning Regulator (OPR, 2021).

Plate 3: Screening Process



Source: OPR (2021).

The essential question is: "*Is the project, either alone or in-combination with other relevant projects and plans, likely to result in a significant effect upon any European site?*".

For this purpose and as a result of case law, likely in practice means possible and significant means not trivial or inconsequential, but an effect that has the potential to undermine the European site's Conservation Objectives (Courts of Justice of the EU (CJEU) case C-127/02 – *Waddenzee*). In other words, any effect that compromises the functioning and viability of a site and interferes with achieving the Conservation Objectives for the European site would constitute a significant effect.

The significance of effects should be determined in relation to the specific features and environmental conditions of the European site concerned by the plan or project, taking particular account of the European site's conservation objectives and ecological characteristics (European Commission, 2018). The nature of the likely interactions between the plan or project and the integrity of a European site will depend upon:

- The sensitivity of the European site's QI/SCI to potential impacts arising from the project.
- The current conservation status of the European site and its QI/SCI.

- Any likely changes to key environmental indicators (e.g. water quality) that underpin the conservation status of European sites and their qualifying features, in-combination with other plans and projects.

The EC guidelines (European Commission, 2021) outline the stages involved in carrying out an AA Screening of a project that has the potential to have likely significant effects on European sites. The method adopted for this AA Screening was informed by these guidelines and was conducted in the following stages:

- Determine whether the Proposed Development is connected with, or necessary for, the conservation management of European sites.
- With reference to the baseline environment, define and identify the relevant elements of the Proposed Development and its likely impacts (specifying the stage, e.g. construction, operation, and decommissioning phases).
- Identify and define any generic design components (i.e. inherent project mitigation), such as good practice or legal requirements, to minimise potential impacts of the Proposed Development.
- Identify the zone of influence (ZoI) of the Proposed Development and the European sites likely to be impacted (i.e. those which are potentially connected to the proposal by source-pathway-receptor links or lie in the ZoI of potential impacts).
- Identify other plans or projects that, in-combination with the project, have the potential to affect European sites.
- Assess whether the project has the potential to affect European sites and determine whether the Proposed Development could give rise to likely significant effects.

If it can be demonstrated that significant effects are unlikely, no further assessment is required.

2.4.1 Establishing the Zone of Influence

Department of the Environment, Heritage and Local Government guidance (DoEHLG, 2010) states that European sites with the potential to be affected by a project should be identified taking into consideration the potential for direct, indirect and/or cumulative (in-combination) effects. However, it advises that the following sites should generally be included:

- European sites within or immediately adjacent to the plan or project area.
- European sites within the likely ZoI of the plan or project.
- European sites for which there is doubt as to whether or not such sites might be significantly affected (adopting the Precautionary Principle, see Section 2.2).

The likely ZoI of a project is the geographic extent over which it could affect the receiving environment in a way that could result in significant effects on the QIs or SCIs of a European site (OPR, 2021). In the case of projects, the DoEHLG guidance acknowledges that the ZoI must be devised on a case-by-case basis with reference to the nature, size/scale and location of the project, the sensitivity of ecological features under consideration, and potential for cumulative effects.

When seeking to identify the relevant European sites, consideration was given to identified impact pathways and the source-pathway-receptor approach (OPR, 2021), rather than adopting a purely zones-based approach whereby European sites within, potentially arbitrarily set distances of the Proposed Development would be assessed (e.g. 10km from the Site).

The source-pathway-receptor approach is a standard tool in environmental assessment. For an effect to occur, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism means there is no possibility of an effect occurring. If, for example, there is a sensitive European site in the vicinity of the Proposed Development but no mechanism by which the Proposed Development could affect that site, then there is no potential for a likely significant effect. Furthermore, even where an impact is predicted to occur, it may not result in significant effects.

A plan or project may have the potential to result in numerous impacts, which could potentially affect the qualifying features of European sites. The analysis of these effects, using scientific knowledge and professional judgement, leads to the identification of a ZoI for each impact and effect (i.e. the geographic

extent at which the impact of the Proposed Development could have potential effects, using professional judgement and published guidance).

2.4.2 Mitigation

EC (2021) guidance states mitigation should not be considered during AA Screening, based on the ruling in the CJEU case C-323/17 (People over Wind v Coillte) that states "*in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site*".

However, on 15 June 2023, the CJEU subsequently ruled in Case C-721/21 (Eco Advocacy v An Bord Pleanála) that should measures be incorporated into a project design as standard features of similar type and not with the aim of reducing any negative effects of that project on a European site, then those measures cannot be regarded as indicative of probable significant harm to that site.

As such, to comply with the CJEU ruling, no mitigation specifically for the protection of European sites is included in the AA Screening Assessment.

However, it is worth noting that, according to EC guidance (European Commission, 2021), projects can be planned in such ways that avoids or minimises potential impacts from the outset. This can be done by using best available technologies and practices, or by applying pre-emptive measures. The guidance states that "*Such generic components of the project can be considered in the screening, contrary to the plan- or project-specific mitigation measures that must not be taken into account at this stage. These components should be clearly identified in the project description*" (European Commission, 2021).

2.4.3 Assessment In-combination

It is necessary to consider the impacts and effects of any plan or project not only in isolation but also in-combination with those which may arise from other plans and projects that may also affect the European site(s) in question. In accordance with OPR (2021), the assessment of in-combination effects must examine:

- Completed projects.
- Projects which are approved but not completed.
- Proposed projects (i.e. for which an application for approval or consent has been made, including refusals subject to appeal and not yet determined).
- Proposals in adopted plans.
- Proposals in finalised draft plans formally published or submitted for consultation or adoption.

A list of planning applications lodged within the last five years within 2km of the Site was supplied to AECOM. Planning authorities consulted for applications comprised SDCC, An Coimisiún Pleanála (ACP), and An Bord Pleanála (ABP). This list was used to identify other projects which may act in-combination with the Proposed Development. In addition, the South Dublin County Council Development Plan 2022-2028 (South Dublin County Council, 2022) was consulted for information relevant to plans which may act in-combination with the Proposed Development.

2.5 Identifying the Ecological Baseline

2.5.1 Desk Study and Field Survey

This Screening Assessment was informed by a desk study and a suite of ecological field surveys carried out by AECOM and third-party ecologists between 2020-2026, including habitat, invasive species, bird, and mammal surveys. Relevant ecological baseline information recorded within the Site is presented and summarised in Section 3.1 and referred to throughout this Report as required (insofar as is required to ensure this document can be read as a standalone assessment); the results are presented in full in the Biodiversity Chapter of the EIAR.

In addition to field survey, information relevant to the ecological evaluation of the Site was obtained from Tailte Éireann maps, historical and recent aerial photography, internet searches, previous and third-

party reports, and database searches for European sites and species data. The following online resources were used to inform the baseline ecology of the Site:

- Tailte Éireann's GeoHive map viewer (Tailte Éireann, 2026), for information such as current standard and aerial mapping, and historical ordnance maps.
- Environmental Protection Agency (EPA) Maps (EPA, 2026), for information such as the locations and extents of European sites, and data including surface water quality (including transitional waters) and groundwater quality status, and river catchment boundaries,
- NPWS Designations Viewer (NPWS, 2026a) for information such as the locations and extents of European sites.
- National Biodiversity Data Centre (NBDC) Biodiversity Maps (NBDC, 2026), for commercially available distribution records for QI and SCI populations.
- The Status of EU Protected Habitats and Species in Ireland (NPWS, 2026b), for details of known Annex I habitats, both within and beyond SACs.
- NPWS website for published documents, for example SPA and SAC site citations and conservation objectives, and Article 17 reporting for specific information on mobile QI and SCI populations range (i.e. the area over which mobile species are known to occur).

2.5.2 Limitations

The aim of the desk study was to help characterise the baseline context of the Proposed Development and provide valuable background information that may not be captured by survey alone. Information obtained during the desk study is dependent on records for the area of interest having been submitted. As such, a lack of records for particular species does not necessarily mean that they do not occur in the study area. Likewise, the presence of records for particular species does not automatically mean that these still occur within the area of interest or are relevant to the Proposed Development. Biological records can be received from a wide variety of sources and may or may not be comprehensive and accurate. However, if assessed in conjunction with habitat and species surveys, they can contribute to a robust ecological assessment of a site.

Field surveys carried out included habitat, invasive species, bats, and mammals within the Site, along with an assessment of the suitability of the habitat to support protected and important species. No additional ecological field surveys were carried out to inform this AA Screening Report. No limitations that significantly constrained the identification of the baseline were identified during surveys.

3. Ecological Baseline and Project Description

3.1 Site Description and Ecological Baseline

The application boundary was reduced after the surveys were completed. The previous application boundary is referred to as the Survey Area, and the Site refers to the current application boundary. As the Survey Area was larger than the current Site, the surveys provide robust coverage of the Site and relevant surrounding habitats. This Section details the ecological baseline conditions within the Site and Survey Area relevant to the Proposed Development. Full details of ecological survey are presented in the EIAR.

3.1.1 Desk Study

A desk study was carried out to identify protected sites within the potential ZoI of the Proposed Development and to identify records of important (i.e. protected or otherwise notable) species within 2km of the Site.

The Site is not located in, or in proximity to, any European sites. The Site lies within the Liffey sub-catchment (Liffey_SC_090) of the Liffey River and Dublin Bay catchment. There are three watercourses in proximity to the Site: the Camac and two tributaries of the Camac. The Camac flows south-north adjacent to the Site's eastern boundary. One tributary, known locally as Crockshane Stream, flows west-east adjacent to the southern boundary. The second tributary is present close to the Site's northern boundary and appears to flow along a hedgerow corridor from the adjacent Rathcoole Woodland, where

it diverges with one section flowing into the adjacent Rathcoole Park, and the other continuing west-east along the hedgerow corridor. It is worth noting that during previous surveys, the section of the Coolmine Stream north of the Site boundary has not been identified as a watercourse due to a persistent lack of running water and generally only small amounts of standing water and instead has been categorised as a dry ditch (Wilson and Denyer, 2021; Envirologic, 2022; Mayfly Ecology, 2024). According to EPA maps, the Camac and its tributaries within the Site (CAMAC_020) have a WFD status of Good. The locations of these watercourses are shown in Figure 1.

There is a tenuous hydrological connection from the Site to Dublin Bay; the Camac (adjacent to the Site's eastern boundary), flows into the River Liffey approximately 15km downstream of the Site, and subsequently into Dublin Bay at a hydrological distance of >22.3km from the Site. Dublin Bay hosts South Dublin Bay and River Tolka Estuary SPA, South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and Ramsar, and Sandymount Strand/Tolka Estuary Ramsar. In addition, there may be some potential for SCI birds associated with SPAs (that are within foraging ranges) to use the habitats within or close to the Site.

The species search of commercially available records within 2km of the Site resulted in 88 records of 29 species, details of which are presented in Table 1. This included 42 records of 14 species of bird, some of which may be present within the Site.

Table 1: Species Records Within 2km of the Site

Common Name	Scientific Name	No. Records	Date of Last Record	Designation(s)
Mammals				
Badger	*Meles meles*	2	14/05/2018	Wildlife Acts
Hedgehog	*Erinaceus europaeus*	11	03/12/2022	Wildlife Acts
Irish stoat	*Mustela erminea* subsp. *hibernica*	2	23/12/2023	Wildlife Acts
Birds				
Little egret	*Egretta garzetta*	4	19/01/2025	Birds Directive (Annex I)
Kingfisher	*Alcedo atthis*	3	10/01/2025	Birds Directive (Annex I), Wildlife Acts, BoCCI Amber-listed
Ruff	*Calidris pugnax*	1	16/08/2022	Birds Directive (Annex I), Wildlife Acts, BoCCI Amber-listed
Lapwing	*Vanellus vanellus*	4	21/05/2019	Wildlife Acts, BoCCI Red-listed
Barn owl	*Tyto alba*	1	19/04/2023	Wildlife Acts, BoCCI Red-listed
Kestrel	*Falco tinnunculus*	2	17/03/2024	Wildlife Acts, BoCCI Red-listed
Stock dove	*Columba oenas*	1	08/05/2019	Wildlife Acts, BoCCI Red-listed
Tufted duck	*Aythya fuligula*	13	28/12/2024	Wildlife Acts, BoCCI Amber-listed
Goldcrest	*Regulus regulus*	4	28/12/2024	Wildlife Acts, BoCCI Amber-listed
Ringed plover	*Charadrius hiaticula*	1	04/06/2019	Wildlife Acts, BoCCI Amber-listed
Swallow	*Hirundo rustica*	4	08/05/2021	Wildlife Acts, BoCCI Amber-listed
Wheatear	*Oenanthe oenanthe*	1	22/03/2019	Wildlife Acts, BoCCI Amber-listed
Great spotted woodpecker	*Dendrocopos major*	1	19/02/2021	Wildlife Acts
Little grebe	*Tachybaptus ruficollis*	2	20/09/2016	Wildlife Acts
Amphibians				
Common frog	*Rana temporaria*	10	12/03/2023	Wildlife Acts
Smooth newt	*Lissotriton vulgaris*	1	31/05/1972	Wildlife Acts
Invertebrates				

Common Name	Scientific Name	No. Records	Date of Last Record	Designation(s)
White-clawed crayfish	*Austropotamobius pallipes*	3	18/08/2013	Habitats Directive (Annex II), Wildlife Acts
Red-tailed bumblebee	*Bombus lapidarius*	3	22/05/2021	Near threatened (Irish Red List)
Invasive Species				
Giant hogweed	*Heracleum mantegazzianum*	1	22/06/2021	Habitats Regulations (Third Schedule), High Impact
Japanese knotweed	*Reynoutria japonica*	3	13/07/2024	Habitats Regulations (Third Schedule), High Impact
Fringed water-lily	*Nymphoides peltata*	2	15/06/2016	Habitats Regulations (Third Schedule), High Impact
Harlequin ladybird	*Harmonia axyridis*	1	21/07/2025	Habitats Regulations (Third Schedule), High Impact
Three-cornered garlic	*Allium triquetrum*	2	04/05/2024	Habitats Regulations (Third Schedule), Medium Impact
Cherry laurel	*Prunus laurocerasus*	1	04/05/2024	High Impact
Jenkins' spire snail	*Potamopyrgus antipodarum*	4	22/06/2016	Medium Impact

3.1.2 Previous Field Surveys

A significant amount of previous survey work predating the EIAR prepared for the Proposed Development has been carried out at the Site; this includes habitat and invasive species surveys, bat surveys, mammal surveys, and bird surveys, carried out by AECOM and other Ecologists (Wilson and Denyer, 2021). The findings are summarised in the following paragraphs.

Two Annex I habitats have previously been identified, comprising 91E0 priority Annex I Alluvial Forests with *Alnus glutinosa* and *Fraxinus excelsior* to the west of the Site, and contiguous with further alluvial woodland beyond the Site) and 6510 Annex I Lowland Hay Meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*) (located within open grassland in the park area of the Site). Other habitats previously recorded include well-maintained amenity grassland, used as sports pitches, wet and dry grassland parcels (of varying species richness), immature woodland and scrub, scattered trees, and boundary hedgerows and watercourses. A spring was also identified to the south of the Site, with further springs identified within the adjacent Rathcoole Woods, approximately 260-300m from the Site boundary. Japanese knotweed *Reynoutria japonica*, a Scheduled invasive species, was previously recorded to the south of the Site.

The Site was assessed as providing potential habitat for a range of terrestrial species. During bat activity transects, five bat species were recorded within the Site, comprising common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Leisler's bat *Nyctalus leisleri*, brown long-eared bat *Plecotus auritis*, an unidentified *Myotis* species, and an unidentified pipistrelle species, though no bat roosts were confirmed onsite. Evidence of badger, including several badger setts, were identified within the Survey Area (in proximity to the Site). The watercourses provide suitable habitat for otter *Lutra lutra*, though no evidence was recorded during previous field surveys.

The Site was also assessed as providing potential habitat for a variety of terrestrial birds. Several bird species were identified as breeding or potentially within the Site, including Amber-listed bird species greenfinch *Chloris chloris*, linnet *Carduelis cannabina*, and kestrel *Accipiter nisus*. Wintering bird surveys generally identified relatively common species, however, six species of conservation concern were identified, including the BoCCI Red-listed redwing *Turdus iliacus* and snipe *Gallinago gallinago*.

In addition to previous terrestrial survey, an aquatic ecology survey was carried out on the Camac, Crockshane Stream, and Coolmine Stream (Mayfly Ecology, 2024), and included survey locations within the Survey Area and in proximity to the Site. The following summarises the results:

- The Camac was sampled at three locations, with one location adjacent to the Site. At this location, 21 taxa were identified in a kick-sample, which included two pollution sensitive taxa, but in very low

numbers, with the rest comprising less sensitive and pollution-tolerant taxa. A value of Q3-4 was assigned indicating moderate macroinvertebrate quality. No white-clawed crayfish were identified, though habitat was assessed as suitable. It was determined that crayfish are either absent from the section of the Camac surveyed or occur in such low numbers that the survey method did not detect them. It was noted in the report that crayfish had previously been recorded upstream of the Site in 2013 by the EPA.

- A kick-sample in Crockshane Stream showed low macroinvertebrate diversity and density. Ten taxa were present in the sample Most of these were pollution-tolerant taxa; low numbers of less sensitive taxa and no sensitive taxa were recorded. A value of Q3 was assigned, which indicates poor macroinvertebrate quality. No white-clawed crayfish were identified, and the habitat conditions observed indicate that this stream is not suitable to sustain a population.
- Three-spined stickleback *Gasterosteus aculeatus* was present within the sample at Coolmine Stream. This species occupies a range of freshwater habitats and is quite tolerant of polluted conditions and low oxygen levels. Two kick-samples at two locations in Coolmine Stream showed low macroinvertebrate diversity and density. Fourteen and 16 taxa were recorded, and most of these were made up of pollution tolerant taxa. No sensitive taxa were recorded, and three less sensitive taxa were recorded in low numbers. A value of Q3 was assigned, which indicates poor macroinvertebrate quality. No white-clawed crayfish were identified, and the habitat conditions observed indicate that this stream is not suitable to sustain a population.

3.1.3 Current Field Surveys

3.1.3.1 Habitats

The habitats within the Site and Survey Area comprise a mosaic of grassland, woodland, and scrub, boundary hedgerows and scattered trees, and watercourses. These are summarised in the following paragraphs.

Grassland is the dominant habitat within the Site and is present as amenity grassland, dry grassland meadows, and damp grassland. Dry meadows are the dominant grassland type, this includes managed grassland in the park and a large extent of rough, seemingly unmanaged grassland, much of which is in mosaic with scrub. Approximately 1.49ha of species-rich dry grassland within the Site has been identified as corresponding with the Annex I habitat 6510 Lowland Hay Meadow. The grassland parcels are species-rich with both high-quality and positive indicator species recorded, with no species overly dominant.

Other dry meadows comprise a large area within the Department of Education lands (which was not accessible for survey) at the north of the Site, and a large swathe of grassland and scrub mosaic in the centre of the Site. The grassland/scrub mosaic partially encloses a further area of dry meadow, and these grasslands are similar in vegetation structure composition. Coarse grasses are abundant within the sward, which is relatively long throughout and indicates little to no management. A linear strip of damp grassland is present along the Site's southern boundary and is well used recreationally though unmanaged, with a well-worn trail in the centre. Amenity grassland comprises a large area which is maintained as a playing field, along with mown path edges in the east of the Site and a small area with scattered adjacent to the Annex I Lowland Meadow parcels. The playing field is species-poor, and the lush green appearance may suggest additional seeding with amenity grass species and/or addition of nutrients.

There are parcels of wet willow-alder-ash woodland, immature woodland, and scrub across the Site and Survey Area; as previously mentioned, most of the scrub is in mosaic with dry meadows. There are two parcels of wet willow-alder-ash woodland covering approximately 0.35ha within the Site, both of which are part of the same wider area of woodland that extends beyond the Site to the west, all of which has been identified as corresponding with the Annex I priority habitat 91E0 Annex I Alluvial Woodland.

There are several parcels of immature woodland within the Survey Area, adjacent to and within c. 20m of the Site. One of these is a dense area, which is largely blackthorn *Prunus spinosa* and hazel *Corylus avellana*, with bramble and occasional willow toward the north of the parcel. Due to the density, there is limited light with no understorey and very limited ground flora. Two parcels of immature woodland are also present along the southern and eastern Site boundaries. The woodland along the southern boundary has grown up from a former hedgerow, delimiting the Site from adjacent agricultural fields. Immature woodland along the eastern boundary is similarly linear and merges with the adjacent amenity grassland.

As discussed, the Camac, Coolmine Stream, and Crockshane Stream are present within the Survey Area. Only the Coolmine Stream is present within the Site, where it bisects a small area of the boundary. Other freshwater habitats within the Site include an area at the south of the Site has been tentatively classified as a calcareous spring, and a small area of tall-herb swamp which is present in an open area surrounding by the adjacent to the Alluvial Woodland at the west of the Site.

Hedgerows are present as part of the Site's boundaries and internally within the Site and Survey Area, delimiting parts of the park. This includes a mature double hedgerow along the northern boundary and a recently planted hedgerow extending north to south, south of Coolamber Drive at the northern Site boundary. There are numerous scattered trees across the Site, largely associated with the grassland and path edges within the park area, and occasionally within parcels of scrub and boundary hedgerows. Most are well-maintained for their amenity value.

Indicative photographs of habitats are shown in Plate 4.

Plate 4: Indicative Habitat Photographs

a) Annex I Lowland Meadow with mown path.



b) Rough grassland in centre of the Site.



c) Amenity grassland playing field.



d) Alluvial Woodland near Mullally's Lane.



e) Immature woodland along southern boundary.



f) Camac along eastern Site boundary.



g) Crockshane Stream along southern Site boundary.



h) Tall-herb swamp.



3.1.3.2 Invasive Species

Two stands of Japanese knotweed, a Scheduled invasive species, were identified within the Site, both along the linear corridor along the Site's southern boundary. One is a large stand of approximately 25m² and was mature with younger spreading growth. The second stand is located c. 10m away, and comprises a smaller area of mature growth, covering an area of c. 2m². No evidence of management was noted at either stand. The following non-Scheduled plant species with invasive habits were also observed:

- Cherry laurel *Prunus laurocerasus* was identified in three locations within the Site. Scattered young plants were identified within the wet woodland at the west of the Site, and mature growth present within a hedgerow at the northern boundary, and on the far streambank at the eastern Site boundary. Cherry laurel has been categorised by the NBDC as an invasive species of High Impact.
- Butterfly-bush *Buddleja davidii* was identified in two locations within hedgerows along the Site's northern and eastern boundaries. Butterfly-bush has been categorised by the NBDC as an invasive species of Medium Impact.
- A small stand of pampas grass *Cortaderia selloana* was recorded within the grassland-scrub mosaic. Pampas grass has been categorised by the NBDC as an invasive species of Medium Impact.

3.1.3.3 Important Species

No trees with bat roost suitability were identified within the Site. The habitats in the Site and Survey Area provide a mosaic of grassland, woodland and scrub, with hedgerows and woodland/scrub edge providing strong linear features, which are suitable commuting and foraging habitat for a range of bat species. Three activity surveys were carried out in June, August, and September 2025, with moderate to high bat activity recorded, and five species recorded (common pipistrelle, soprano pipistrelle, Leisler's bat, whiskered bat *Myotis mystacinus*, and Nathusius' pipistrelle *Pipistrellus nathusii*). Common and soprano pipistrelle were most dominant across all surveys, followed by Leisler's bat, and whiskered bat (9%). Nathusius' pipistrelle occurred only in June.

Evidence of badger was recorded within the Survey Area. The Site contains suitable habitat for otter and other small mammal species, though no evidence was identified. No specific amphibian surveys were carried out, however, the drainage ditches within the Survey Area may have some suitability for common frog.

The Site and Survey Area contain habitats of use to a variety of breeding and non-breeding wintering bird species, particularly woodland and scrub habitats, which provide ample cover and foraging opportunities. Open grassland also provides an additional foraging opportunity, especially to flocking birds. The Site is also well connected to further suitable habitats for birds in the wider area, with further woodland to the west, agricultural/pastoral lands to the south, and the wider Rathcoole park to the north.

During the breeding bird surveys, a total of 20 bird species were recorded with similar numbers of species and individuals recorded across both surveys. Birds were recorded across most of the Site, and were observed using the mosaic of woodland, scrub, and open grassland habitats, which provide suitable habitat for nesting and foraging. Four Amber-listed species for breeding (goldcrest *Regulus regulus*, starling *Sturnus vulgaris*, swallow *Hirundo rustica*, and willow warbler *Phylloscopus trochilus*) were recorded during the surveys. Other species recorded, such as corvids (e.g. jackdaw *Coloeus monedula*, magpie *Pica pica*), tits (e.g. long-tailed tit *Aegithalos caudatus*, blue tit *Cyanistes caeruleus*), finches (e.g. bullfinch *Pyrrhula pyrrhula*, chaffinch *Phylloscopus collybita*) are not particularly notable

and are generally widespread species that are common of these habitat types. Birds were generally observed individually, or as groups of relatively low numbers, with behaviours observed including feeding, calling, and song, with occasional flights noted.

During the non-breeding wintering bird surveys, a total of 12 bird species were recorded. November saw the highest number of species (11 species, 39 individuals), however numbers of species were much reduced across December (one species,43 individuals), January (three species, 17 individuals), and February (two species, 37 individuals). One Red-listed species for wintering (snipe) and two Amber-listed species for wintering (and also breeding; black-headed gull *Chroicocephalus ridibundus* and mallard *Anas platyrhynchos*) were recorded. In addition, kestrel *Falco tinnunculus*, a Red-listed species for breeding was also observed. Other species recorded, such as corvids, blackbird *Turdus merula*, and robin *Erithacus rubecula*, are not particularly notable and are generally common of these habitat types. With the exception of black-headed gulls, the majority of birds were recorded as individuals, or otherwise in small groups of relatively low numbers. Black-headed gull was recorded in relatively large groups primarily in the wider Rathcoole Park outside the Site, though were occasionally recorded loafing within grassland within the Site.

3.2 The Proposed Development

3.2.1 Overview of the Proposed Development

The Proposed Development consists of:

- 130 residential units, comprising:
  - 43 no. two-storey houses (39 no. 3 bed and 4 no. 4 bed) provided within 12 no. terraced rows.
  - 16 no. duplex apartments (8 no. 1 bed and 8 no. 3 bed) provided within 2 no. three-storey blocks.
  - 4 no. age friendly duplex apartments (2 no. 1 bed and 2 no. 2 bed) provided within 1 no. two-storey block.
  - 7 no. age friendly single storey houses and 1 no. age friendly consultation room.
  - 60 no. apartments (17 no. 1 bed and 43 no. 2 bed) provided within 4 no. four/five-storey blocks.
- ESB substations/switchrooms, lighting, site drainage works, Sustainable Urban Drainage systems (SUDS) features and all ancillary site development works above and below ground.
- Landscaping works to include:
  - 11,763m^2 of public open space with formal and informal play areas.
  - Provision of pedestrian and cycle routes.
  - 1,040m^2 of communal open space, and private open space is provided to serve the proposed residential units.
  - Landscaping including replacement planting, enhancements to riparian corridors and boundary treatments.
- Car and bicycle parking spaces for the residential units are provided as follows:
  - 143 no. car parking spaces (including 24 no. EV, 4 no. accessible and 15 no. EV/accessible parking spaces).
  - 169 no. residential bicycle parking spaces are proposed.
- A new vehicular entrance, access road and active travel provision including:
  - New pedestrian and cycle access from Mullally's Lane.
  - Widening of Mullally's Lane.
  - Provision of a new T-junction and vehicular and pedestrian access from Greenogue Drive.
  - Pedestrian and cycle access from Coolamber Drive.

  - Internal access road connecting the new junction, approved school (planning application ref. SD23A/0336) and the residential portion of the site, to include boundary treatment.
  - Pedestrian links to Coolamber Road and Rathcoole Park.
  - Bridge over the Coolmine Stream, comprising a single-span precast structure with a 3.5 m internal span and 1.5 m vertical clearance. No instream works will be required to facilitate construction.
- 2 no. senior GAA grass pitches measuring 20,800m^2 and 1 no. junior grass pitch measuring 6,240m^2 served by:
  - GAA pavilion of 137m^2.
  - 43 no. car parking spaces.
  - 12 no. bicycle parking spaces.
  - Site levelling, reprofiling of site, and drainage

The operational phase is considered permanent; there is currently no expectation of decommissioning, which has been scoped out of this assessment

The indicative layout of the Proposed Development is presented in Appendix A.

3.2.2 Landscaping

The proposed Landscape Strategy for the Proposed Development is centred on protected landscapes and retention of natural habitat as far as possible, including Annex I habitats and other habitats of ecological importance, such as non-Annex woodland and boundary vegetation. The Landscape Strategy includes the following aims:

- Preservation and enhancement of the riparian corridor through the Site (i.e. the Coolmine Stream) and the Camac adjacent to the eastern boundary. Delineation of these zones with fencing (e.g. post and wire) is proposed to ensure protection.
- Protection and management of the Alluvial Woodland. A Woodland Management Plan has been prepared by Ecoplan Forestry on behalf of SDCC.
- Provision of landscaped green spaces which are integrated with residential dwellings. This includes the integration of green corridors and parks associated with residential areas. These will include planting that prioritises biodiversity, balanced with ease of maintenance and seasonality. Shrubs and groundcover planting are proposed and include types with fruit and flowers to attract pollinators and other invertebrates.
- Incorporation of SUDS. The SUDS are designed to manage surface water through a combination of collection, conveyance, attenuation, and treatment features. This system will integrate with the existing SUDS infrastructure and contribute to a resilient and sustainable drainage strategy. The proposed SUDS components include:
  - Green roofs on duplexes and villa buildings to reduce runoff and enhance biodiversity.
  - Permeable paving in car parking areas to allow for onsite infiltration and surface water control.
  - Rain gardens and bioretention areas integrated into street verges and street tree pits, providing localised water treatment and amenity value.
  - Swales located within open space areas to convey and temporarily store surface water.
  - Rainwater harvesting within semi-private and private green spaces, supporting water reuse and reducing demand on potable supplies.
- Tree planting. This will comprise a range of avenue planting along pedestrian connections and in parks, feature trees in residential areas, and trees associated with SUDS. Native (or naturalised) species are proposed.
- New boundaries. As much of the existing boundaries will be retained where possible, with new boundary features including fencing (to prevent access to protected sensitive habitats), native hedgerows, meadow transitions to woodlands, and evergreen hedges and shrubs in residential areas.

3.2.3 Drainage and Surface Water

The proposed surface water drainage strategy is to retain the existing surface water flow paths, where possible, inclusive of open ditches and land drains within the Site boundary. A new gravity surface water network will be provided to convey surface water flows. Two separate surface water drainage networks are proposed with two separate outfalls, each catering for the runoff generated from the two main development areas. One of these is for the proposed houses off the Site entrance and the proposed surface water drainage network is proposed to discharge to an existing 450mm concrete surface water network at Mulally's Lane. For the main development area, the proposed surface water network is proposed to outfall to the existing Coolmine Stream. These are in addition to the proposed SUDS as described in Section 3.2.2.

The proposed foul drainage network for the proposed houses off the Site entrance is to connect the existing foul sewer at Mulally's Lane, located immediately outside the western boundary of the Site. It is proposed to provide foul water drainage network for the main development area by connecting to the existing foul sewer at Beechwood Lawns, located outside the northern boundary of the Site.

3.2.4 Construction Programme

The construction phase of the Proposed Development is anticipated to take 24 months, and include the following:

- Site setup and enabling works.
- Groundworks and substructure.
- Superstructure (apartments and houses).
- Building envelope.
- Internal works and fit-out.
- External works and landscaping.
- Testing, commissioning and handover.

The standard working hours will generally be:

- Monday to Friday: 07:00-19:00
- Saturday: 08:00-14:00 (if required).
- Sundays and public holidays: No works (unless otherwise agreed with the planning authority).

3.2.5 Potential Impact Sources

The Proposed Development has potential to result in several different types of impacts and subsequent effects to habitats and species, both during construction and operation. The potential impacts of the Proposed Development comprise:

- Pollution or sedimentation events, especially those which may impact the water environment (i.e. the Camac and tributaries), and where there is potential for conveyance downstream of the Site.
- Noise, vibration, and visual disturbance that may impact species during construction works. There is also potential for disturbance impacts due to operation, for example due to recreational use of green/open spaces.
- Air pollution, which may arise from plant and machinery during construction.
- Loss of, or damage to, habitats outside of European sites but which support QI and/or SCI. This includes within the Site and potentially hydrologically connected habitats (including GWDTE). Loss and damage are most likely to occur during construction, however there is potential for habitat damage during operation, for example due to recreational use of green/open spaces.
- Spread of invasive species (including non-Scheduled species) during construction and operation.
- Creation of barriers to animal movements during construction and operation.
- Damage to mammal resting places or disturbance to mammals that may be present in resting places during construction and operation.

Such impacts may result in injury, mortality, or disturbance (e.g. behavioural changes, or other disruptions) to faunal species which may occur within the Site or suitable habitat within the potential ZoI of the Proposed Development. Disturbance of invasive species may also result in their spread both within and adjacent to the work area, and potentially further afield (e.g. downstream), beyond the Site.

3.2.6 Inherent Project Mitigation

As discussed in Section 2.4.2, EC guidance indicates that projects can be planned in such ways that avoids or minimises potential impacts from the outset (European Commission, 2021). For ease of reference, these are termed inherent project mitigation and are not specific measures to protect European sites.

Inherent project mitigation for the Proposed Development includes standard pollution and sediment control measures (which are required to fulfil legal/statutory obligations) and are typical of such projects. These include landscaping, lighting design, drainage design, and protective measures during construction:

- Implementation of a Construction Environment Management Plan (CEMP) during the construction phase of the Proposed Development, which will include general safeguarding measures for the environment, including watercourse protection. An outline CEMP (oCEMP) has been prepared for the Proposed Development, and includes the following relevant measures:
  - Controls and contingency measures will be provided to manage run-off from construction areas and to manage sediment.
  - All oils, lubricants or other chemicals will be stored in an appropriate secure container in a suitable storage area, with spill kits provided at the storage location and at places across the Site.
  - An Emergency Response Plan will be prepared by the appointed contractor and included in the CEMP and construction workers trained to respond to spillages.
  - To avoid pollution impacts to soils, vegetation and watercourses/water bodies during construction, all refuelling and servicing of vehicles and plant will be carried out in a designated area which is bunded and has an impermeable base. This will be situated at least 50m from the Camac and its tributaries.
  - Pollution prevention will be achieved with both physical and procedural measures such as temporary sediment forebays within a designated attenuation basin during construction, suitable interceptors within the permanent and temporary surface water drainage networks and suitable storage of construction materials.
  - No discharge to existing infrastructure, watercourses, or ground shall be permitted to take place without the appropriate consents or approvals.
  - As part of the drainage design, appropriate pollution measures will be implemented and in place within the drainage network in the form of full retention fuel interceptors, shut-off valves and fire suppression/contaminated water tanks.
  - Construction of infrastructure will be phased such that there is no reduction in the total available storage volume of existing systems for either clean or polluted surface water runoff at any point
  - The appointed contractor shall provide suitable pumps, settlement tanks and filters to filter all water being pumped/discharged from excavations into existing drains. The appointed contractor shall also take measures to ensure that runoff from open excavations does not enter the surrounding drainage system without being treated.
  - All discharged water (rainwater and groundwater) from pumping will be treated and tested before re-infiltration. Such water will be disposed of as construction site run-off having first passed through a settlement tank or filtration system where appropriate.
  - All plant and equipment brought to the Site shall be in good working order with no leaks and maintained as such during the Proposed Development.
  - Measures to minimise dust will be implemented during construction.

  - Solid screens or barriers around dusty activities or work areas will be erected that are at least as high as any stockpiles on Site.
  - Any earthworks and exposed areas/soil stockpiles will be revegetated as quickly as practicable to stabilise surfaces.
  - Any plant producing high noise levels will be located as far from receptors as practically possibly and screened using temporary barriers.
  - Noisy works and deliveries will be avoided in the evening and night-time wherever practicable.
  - Clear signage will be installed to ensure that construction vehicles use only designated routes.
- Prevention of spread of Scheduled, and in this case, also unscheduled invasive species. There are legal obligations under the Wildlife Acts to ensure that the Proposed Development does not result in the spread of an invasive species.
- Detailed drainage design, including implementation of SUDS, as detailed in Section 3.2.3 and 3.2.2.
- The Landscape Strategy, as detailed in Section 3.2.2.

4. AA Screening

4.1 Identification of Relevant European Sites

European sites are considered relevant where there may be a source-pathway-receptor relationship which may give rise to likely significant effects to the site and/or its QI/SCI. The Proposed Development comprises a residential development with a clearly defined physical footprint. The Site is not within, or in proximity to, any European sites, however a hydrological link exists from the Site to several European sites associated with Dublin Bay via the River Camac, which is present adjacent to the Site's eastern boundary.

European sites are identified as being within the potential ZoI of the Proposed Development based on the examination of the presence of source-pathway-receptor relationships, and this is based on factors such as the hydrological connectivity and the potential connections to the Site due to mobile QI/SCI that may be associated with the habitats within the Site and ZoI of the Proposed Development, with cognisance to the type and scale of impact sources.

Due to the presence of watercourses, European sites hydrologically connected to the Site are considered to fall within the potential ZoI of the Proposed Development. There is published guidance (SNH, 2016) for several bird species regarding the distances up to which SCI may use functionally linked habitat outside of European sites. The distances given in this guidance were used when identifying SPAs designated for birds which may be within the ZoI of the Proposed Works. The search area extended to 20 km for non-breeding geese, as this is given as the largest core foraging range for any species (e.g. greylag goose).

Therefore, the following European sites are considered to fall within the potential ZoI of the Proposed Development and will be assessed for likely significant effects: South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA (and Sandymount Strand/Tolka Estuary Ramsar site), North Dublin Bay SAC, and North Bull Island SPA (and North Bull Island Ramsar site). These sites, their QI/SCI features and summary Conservation Objectives are detailed in Table 2, and the locations of these European sites are shown in Figure 1.

The potential impacts and likely significant effects identified which may occur due to the Proposed Development, are further discussed in Section 4.2, and the validity of each of the source-pathway-relationships are examined to determine the likelihood of significant effects occurring to European sites. No significant effects to any other European site are likely due to a lack of source-pathway-receptor relationships identified from the Proposed Development.

Table 2: European Sites Within the Potential ZoI of the Proposed Development

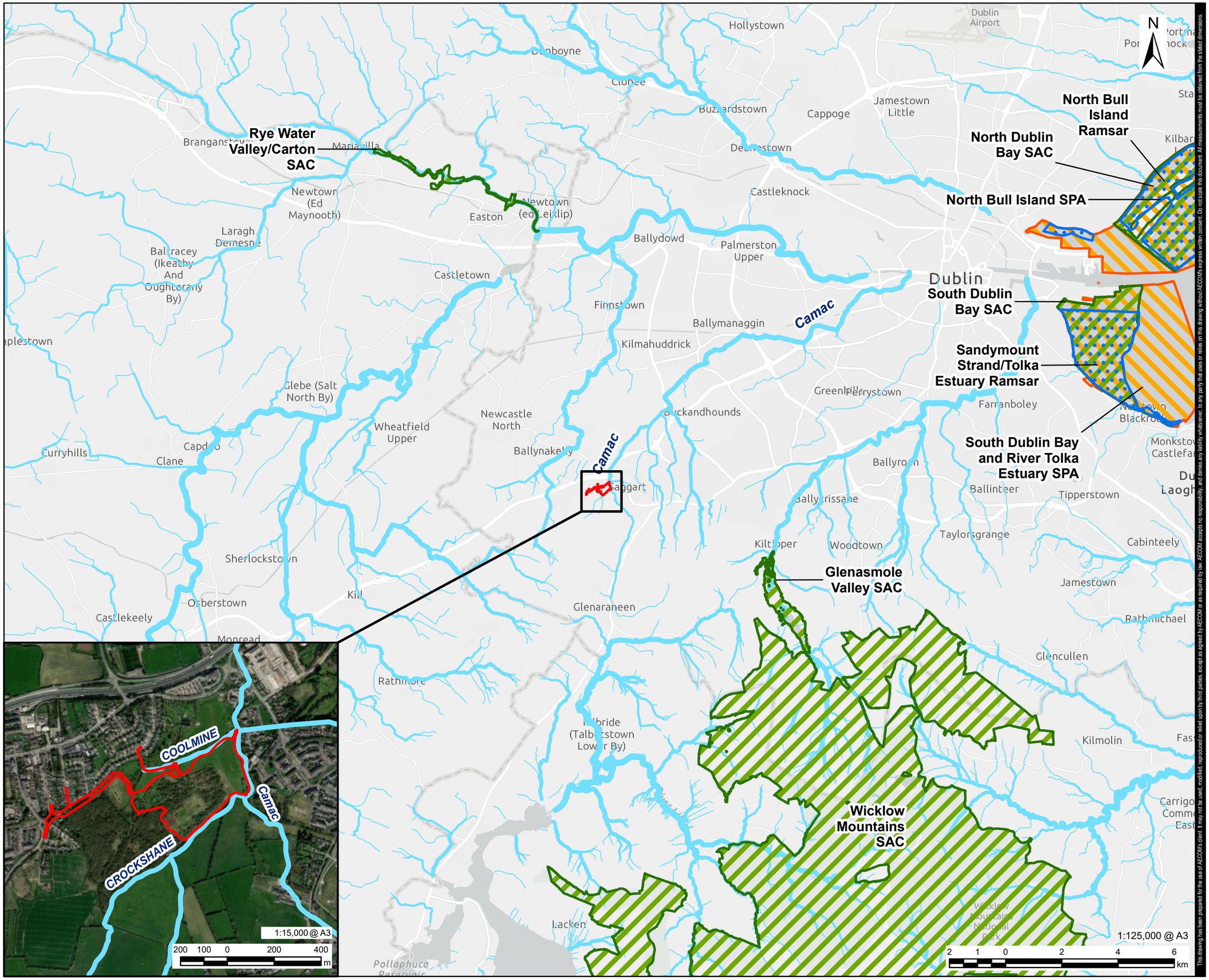
Site Name(s) [Code]	Reason(s) for Designation/Site Summary and Summary Conservation Objectives	Distance from and Potential Link to Site
South Dublin Bay SAC [000210]	• Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Embryonic shifting dunes [2110] **Summary Conservation Objectives** To maintain the favourable conservation condition of each of the QI Annex I habitats in South Dublin Bay SAC.	17.1km east of the Site. Tenuously hydrologically connected downstream of the Site over a distance of c 22.3km via the Camac and River Liffey which flows into Dublin Bay.
South Dublin Bay and River Tolka Estuary SPA [004024] and Sandymount Strand/Tolka Estuary Ramsar site [832]	**Summary** Sandymount Strand/Tolka Estuary Ramsar site is coincidental with South Dublin Bay and River Tolka Estuary SPA, however the SPA covers a larger extent. **Reasons for Designation** The site is designated for the following: • Light-bellied brent goose *Branta bernicla hrota* [A046] • Oystercatcher *Haematopus ostralegus* [A130] • Grey plover *Pluvialis squatarola* [A141] (N.B. this species has been proposed for removal) • Knot *Calidris canutus* [A143] • Sanderling *Calidris alba* [A144] • Dunlin *Calidris alpina* [A149] • Bar-tailed godwit *Limosa lapponica* [A157] • Redshank *Tringa totanus* [A162] • Black-headed gull *Chroicocephalus ridibundus* [A179] • Roseate tern *Sterna dougallii* [A192] • Common tern *Sterna hirundo* [A193] • Arctic tern *Sterna paradisaea* [A194] • Wetland and waterbirds [A999] **Summary Conservation Objectives** To maintain the favourable conservation condition of each of the SCI birds (except grey plover) in South Dublin Bay and River Tolka Estuary SPA. To maintain the favourable conservation condition of the wetland habitat in South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly occurring migratory waterbirds.	17.1km east of the Site. Tenuously hydrologically connected downstream of the Site over a distance of c 22.3km via the Camac and River Liffey which flows into Dublin Bay.
North Dublin Bay SAC [000206]	• Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] • Mediterranean salt meadows (Juncetalia maritimi) [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] • Petalwort *Petalophyllum ralfsii* [1395] **Summary Conservation Objectives** To maintain the favourable conservation condition of each of the QI Annex I habitats and petalwort in North Dublin Bay SAC.	21.4km east of the Site. Tenuously hydrologically connected downstream of the Site over a distance of c 25.9km via the Camac and River Liffey which flows into Dublin Bay.

Site Name(s) [Code]	Reason(s) for Designation/Site Summary and Summary Conservation Objectives	Distance from and Potential Link to Site
North Bull Island SPA [004006] and North Bull Island Ramsar site [406]	**Summary** North Bull Island Ramsar site is coincidental with the SPA, however, the SPA covers a larger extent. **Reasons for Designation** The site is designated for the following: • Light-bellied brent goose *Branta bernicla hrota* [A046] • Shelduck *Tadorna tadorna* [A048] • Teal *Anas crecca* [A052] • Pintail *Anas acuta* [A054] • Shoveler *Anas clypeata* [A056] • Oystercatcher *Haematopus ostralegus* [A130] • Golden plover *Pluvialis apricaria* [A140] • Grey plover *Pluvialis squatarola* [A141] • Knot *Calidris canutus* [A143] • Sanderling *Calidris alba* [A144] • Dunlin *Calidris alpina* [A149] • Black-tailed godwit *Limosa limosa* [A156] • Bar-tailed godwit *Limosa lapponica* [A157] • Curlew *Numenius arquata* [A160] • Redshank *Tringa tota*nus [A162] • Turnstone *Arenaria interpres* [A169] • Black-headed gull *Chroicocephalus ridibundus* [A179] • Wetland and waterbirds [A999] **Summary Conservation Objectives** To maintain the favourable conservation condition of each of the SCI birds in North Bull Island SPA. To maintain the favourable conservation condition of the wetland habitat in North Bull Island SPA as a resource for the regularly occurring migratory waterbirds.	21.4km east of the Site. Tenuously hydrologically connected downstream of the Site over a distance of c 25.9km via the Camac and River Liffey which flows into Dublin Bay.

Sources: NPWS (2026), NPWS (2015a), NPWS (2013), NPWS (2015b)

Revision: Drawn: JB Checked: JH Approved: AB Date: 2026-10-07

Filename: L:\Data\Projects\#OTHER_GIS_DATASETS\GIS_Projects_Belfast\60739221_SDCC_Rathcoole\02_Maps\EIAR\Ecology_ScreeningReport.aprx



PROJECT

SDCC Rathcoole

CLIENT

South Dublin County Council

CONSULTANT

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LEGEND

- Site Boundary
- Watercourse

Designated Sites

- Ramsar
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Proposed Natural Heritage Area (pNHA)

NOTES

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ISSUE PURPOSE

FINAL

PROJECT NUMBER

60765651

FIGURE TITLE

European Sites

FIGURE NUMBER

Figure 1

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4.2 Assessment of Likely Significant Effects

This Section comprises the Screening assessment of likely significant effects, which will identify and examine the potential impacts of the Proposed Development and assess if there is a likelihood of significant effects to South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA (and Sandymount Strand/Tolka Estuary Ramsar site), North Dublin Bay SAC, and North Bull Island SPA (and North Bull Island Ramsar site).

4.2.1 Potential Impacts and Pathways

The Proposed Development is not connected with or necessary to the management of any European sites, and no land take from any European sites is required. The Site is remote from European sites (the closest site is located c. 6km away[1]), and there will be no works within any European sites, either to facilitate construction or during operation, therefore there will be no transport, resource, or excavation requirements within the European sites.

As outlined in Section 3.2.5, the Proposed Development has the potential to result in a number of impact sources, such as emissions to air and water, disturbance impacts to species (including to mammal resting places), loss of, fragmentation of, and/or damage to functionally linked habitat, and the potential to cause spread of invasive species. The presence of a source-pathway-receptor relationship between the Proposed Development and the European sites, and the likelihood for any effects (significant or otherwise) to occur, is examined in the following Sections.

4.2.1.1 Waterborne Pollution

Pollution or sedimentation events, especially those which impact the water environment (e.g. rivers, streams) can cause habitat damage and can be conveyed to other habitats via hydrological connections, where they could result in injury or mortality to faunal species that depend on such habitats, or cause deleterious effects to habitat quality. The magnitude of such effects is dependent on the scale of pollution or sedimentation impacts.

The Site is linked to several European sites by the Camac and tributaries which flow close to the Site, therefore there is a potential pathway for pollution runoff or sediments arising from the construction works. This includes a small section of the Coolmine Stream that passes through the Site. A bridge is proposed here, and there will be no works in the stream itself. This section of the Coolmine joins the stream along the boundary north of the Site, and ultimately the Camac. However, as previously mentioned, although mapped as the Coolmine Stream, the section of the Coolmine Stream north of the Site boundary has not been identified as a watercourse due to a persistent lack of running water and generally only small amounts of standing water and instead has been categorised as a dry ditch (Wilson and Denyer, 2021; Envirologic, 2022; Mayfly Ecology, 2024). Therefore, this is not considered a viable hydrological connection.

Notwithstanding the implementation of the CEMP during construction (to reiterate, the CEMP is not considered mitigation specifically designed to safeguard European sites), actual impacts and effects via the Camac River to Dublin Bay are highly unlikely given the distance of over 20km downstream and the freshwater, estuarine, and marine waterbodies between which would involve dilution to the extent that a pollution event would be imperceptible.

During operation of the Proposed Development, the foul drainage for the Site will outfall to the existing network located in Beechwood Lawns. A new surface water drainage network, including the use of SUDS, will be implemented as part of the Proposed Development, and will direct water to the existing urban drainage catchment. Given these design features, it is assessed that there is no viable impact pathway for effects to European sites associated with Dublin Bay as a result of waterborne pollution. No impacts or effects to any European sites due to waterborne pollution impacts are likely to occur.

4.2.1.2 Airborne Pollution

Air emissions (e.g. dust deposition) during construction will occur, however, will be of a minor nature, and the Site is too remote from European sites to elicit impacts. No impacts or effects to any European sites due to air quality impacts are likely to occur.

[1] N.B. the closest European site is Glenasmole Valley SAC, however these is no pathway between the Site and this SAC.

4.2.1.3 Species Disturbance and Loss of Functionally Linked Habitat

Habitat loss across the Site will occur, whilst the works also result in localised noise and visual disturbance impacts within the Site, which may potentially impact QI/SCI, should they occur outwith the boundaries of European sites. Black-headed gull is a SCI of several of the Dublin Bay SPA sites. This species is ubiquitous and opportunistic, occurring across the city and suburbs, often foraging around human sites such as playing fields, playgrounds or car parks in search of discarded food. It is a highly mobile species and is not considered to be restricted to or dependent on any particular habitat, and is habituated to human activity and urban life. As a result, although present onsite, it is not considered to be affected by the Proposed Development.

The only other species that could potentially occur within the Site (based on potential foraging distances) is light-bellied brent goose, which is an SCI of South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. The Site is considered too remote for all other SCI species (all >17km away). However, the Site is not particularly suitable for brent geese, and no geese were observed during any wintering bird surveys. The species is considered likely absent from the Site, and on that basis, no impacts or effects to geese, or any other SCI species are likely. No impacts or effects to any European sites due to species disturbance impacts or loss of functionally linked habitat are likely to occur.

4.2.1.4 Spread of Invasive Species

The Camac may be a pathway for spread of invasive species downstream from the Site. Two stands of Japanese knotweed are present in the south of the Site, however both are located c. 20m away from the nearest construction area, and c. 17m away from the nearest watercourse. There is also some potential for invasive species to be brought to site as part of the construction. Inherent mitigation will include ensuring soils are sourced from reputable sources and checked prior to accepting, biosecurity measures, including avoidance of both stands during construction, and management of stands into the future with an aim to reduce and potentially eradicate. It is therefore unlikely that Japanese knotweed will be spread either within the Site, or close to any watercourses during construction and operation of the Proposed Development. No impacts or effects to any European sites due to spread of invasive species are likely to occur.

4.2.2 In-combination Effects

Cumulative (or in-combination) effects can result from individually insignificant but collectively significant actions taking place over a time or concentrated in a location (CIEEM, 2018).

Planning applications within the last five years within 2km of the Site were interrogated to identify the potential for in-combination effects, including applications for residential developments, small-scale individual dwelling works, and primary school developments. Details of these are presented in full in Appendix B. Notably, a granted application for a new primary school (SDCC reference SD23A/0336 and ACP reference 321696) is located within the existing Site boundary, due to reasons related to the proposed access road linking the Site to Mullally's Lane. The application was subject to its own AA Screening report, which identified no pathways for impact to any European site, and concluded no significant effects to any European site, either alone or in-combination with other plans or projects.

However, based on the size and scale of the Proposed Development, the localised location of the Site at distance from the European sites, and the lack of impacts actually identified (with no effects, significant or otherwise, likely to occur), no in-combination effects due to the Proposed Development are predicted to occur.

4.3 Screening Conclusion

The need for an AA can only be excluded, on the basis of objective scientific information, and in light of the conservation objectives of relevant European sites, that the Proposed Development, either individually or in-combination with other plans or projects, will not have likely significant effects on any European site.

Following the assessment of the potential impacts of the Proposed Development on South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA (and Sandymount Strand/Tolka Estuary Ramsar site), North Dublin Bay SAC, and North Bull Island SPA (and North Bull Island Ramsar site), potential pathways for effects were identified in relation to disturbance of SCI in functionally linked habitat, waterborne pollution/sedimentation that may affect downstream sites, airborne pollution, and spread of

invasive species. Other potential impact sources were determined but were not considered to cause effects to European sites due to a lack of source-pathway-receptor relationships.

The assessment considered no measures specifically intended to avoid or reduce harmful effects on European sites, however, did consider the implementation of inherent design mitigation and industry-standard good practices measures in the CEMP related to waterborne pollution and the implementation of an ISMP, to ensure to contraventions of wildlife legislation. Subsequently, these impact sources were considered not likely to result in any effects due to the following reasons:

- Notwithstanding the implementation of the CEMP, the Camac is not considered a viable pathway to European sites in Dublin Bay for waterborne pollution from the Site due to distance and dilution effects that would occur where the Liffey flows into the marine waters of harbour and bay prior to reaching the European sites.
- The Site is too remote to elicit impacts due to air pollution to any European sites.
- The European sites are considered too remote for the SCI species to realistically occur within the Site. Furthermore, wintering bird surveys carried out did not suggest that the Site was used by long-ranging species such as geese. Therefore, there is no likelihood for disturbance impacts nor loss of functionally linked habitat.
- Notwithstanding the implementation of the ISMP, the Camac was not considered a viable pathway to European sites in Dublin Bay for spread of invasive species, as the distance is very large, and the receiving environments are marine in nature and invasive species are not likely to establish in such locations.

Therefore, no effects (significant or otherwise) from these impacts were identified from the Proposed Development alone or in-combination with any other plans or projects, all European sites have been screened out from further assessment. Further Appropriate Assessment or an NIS is not considered necessary for the Proposed Development; therefore, this Screening concludes the AA process.

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Appendix A Proposed Development Layout



Public and Communal Open Space Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m
1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Comhairle Contae Átha Cliath Theas
South Dublin County Council

Notes
For planning purposes only. Do not scale drawings. Errors to be reported to the Architect. To be read in conjunction with all relevant consultants information. All levels shown are Above Ordnance Datum.

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Legends

Net Residential Area Boundary	37640m2 / 3.76ha	Additional Green Areas / Incidental OS	2121m2 / 0.21ha
Public Open Space (POS)- RU & OS Zoned land	7250m2 / 0.72ha	Communal Open Space	1040m2 / 0.10ha
Public Open Space (POS)- Res N Zoned land	4513m2 / 0.45ha		
Excluded Open Space (EOS)	3814m2 / 0.38ha		

Application Site Boundary
Res-N zoned lands

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Public and Communal Open Space Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101114

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, CR – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PM Authorisation (Information Exchange 1-3), S6 – Suitable for AIM Authorisation (Information Exchange 4)

Appendix B Planning Search

Table A.1: Planning Applications Within 2km of the Site

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
SDCC and ACP	SDCC: SD23A/0336 ACP: 321696	Granted on appeal with revised conditions	19/05/2025	Department of Education	Lands south of Coolamber Drive, Rathcoole, Co. Dublin	New primary school (Roll No. 20549P), including 20 classrooms, with a gross floor area of 3,449 sq.m over 3 storeys.	0km	https://www.pleanala.ie/en-ie/case/321696
SDCC and ABP	SDCC: LRD25A/0008W ABP: 324071	Application refused, under appeal	Appeal lodged 11/02/2026	Romeville Developments Ltd	5.8 ha site at lands to the east of Stoney Hill Road and incl. lands at part of the existing, Peyton residential site to the west of Stoney Hill Road, Rathcoole, Co. Dublin, D24 V578	(1) Demolition of 5 no. existing dwellings and associated outbuildings on the site. (2) Construction of a 176 no. dwellings on the site to the east of Stoney Hill Road comprising 100 no. duplex units and 76 no. houses and with a mix comprising of 16 no. 1 beds, 50 no. 2 beds, 70 no. 3 beds and 40 no. 4 beds with detached, semi-detached and terraced units. The house types include two storey and three storey typologies and the duplex units are three storeys in height. (3) A total of 245 no. surface car parking spaces for the residential development (including visitor, accessible and EV charging spaces) comprising of 152 no. for the 76 no. houses and 93 no. for the 100 no. duplex units. (4) Bicycle parking comprising of 187 no spaces in total (including 3 no. cargo bicycle spaces) in sheltered bicycle stores. (5) Open space comprising of: a) 8,725 sq.m of public open space, including the main park and pocket parks. b) 2,680 sq.m of communal open space, including 100 sq.m of play to serve the duplex units, c) 4,311 sq.m of ecological open space, including landscape buffers. (6) A new vehicular, pedestrian and cyclist access from Stoney Hill Road to the north-west of the residential development site and a secondary access for emergency vehicles only further to the south on Stoney Hill Road. (7) A 2 no. storey	0.1km	https://planning.agileapplications.ie/southdublin/application-details/69264

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
						creche building of 639.2 sq.m plus an outdoor play area of 591 sq.m located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 no. car parking spaces and 20 no. bicycle parking spaces. The crèche development includes all associated and ancillary works. (8) Infrastructure works to serve the proposed development to include the internal road network, ESB substations/switchrooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and is submitted as part of the planning application.		
ACP	322539	Granted permission with conditions	10/02/2026	Anthony Neville Homes Linited	Lands located adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, Co. Dublin	Protected structure: 73 units: 6 houses, 59 duplex, 8 apartments within the curtilage of protected structures. Associated and ancillary site development works.	0.1km	https://www.pleanala.ie/en-ie/case/322539
ACP	312501	Granted permission with conditions	02/08/2026	Tetrarch Residential Limited	Mill Road, Saggart, Co. Dublin.	Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works.	0.1km	https://www.pleanala.ie/en-ie/case/312501
ACP	307698	ACP Grant Perm. w Conditions; Board's decision quashed by Order of the High Court	21/06/2023	Romeville Developments Limited	Site located to the east of Stoney Hill Road and comprising an existing undeveloped portion of the Peyton Residential Estate located to the west of the existing roundabout north of Stoney Hill Road, Rathcoole, Co. Dublin	Demolition of buildings on site, 204 no. residential units (151 no. houses, 53 no. apartments), childcare facility and associated site works.	0.2km	https://www.pleanala.ie/en-ie/case/307698

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
SDCC and ACP	SDCC: SD24B/0025W ACP: 321133	Granted on appeal with conditions	25/02/2025	Liam Fyans	Main Street, Rathcoole, Co. Dublin	Demolition of 3 derelict houses and outbuildings; erection of front boundary wall; replacement of access gates; widening and improvement works to existing vehicular access and all ancillary works.	0.3km	https://www.pleanala.ie/en-ie/case/321133
SDCC	SD21A/0171	Granted permission	28/02/2022	Coffey Construction Ltd.	Saggart, Co. Dublin	Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m3 with an average fill level of C.3.5m above existing.	0.4km	https://planning.agileapplications.ie/southdublin/application-details/61016
SDCC and ACP	SDCC: SD20B/0332 ACP: 308708	Granted on appeal with conditions	29/04/2021	Darren Kane	20 Elm Walk, Rathcoole, Co. Dublin	Single storey extension to the front and side, new external render finish to the entire house.	0.4km	https://www.pleanala.ie/en-ie/case/308708
SDCC	SD25A/0266W	Further information requested	12/12/2025	Benduff Ireland Ltd	Muldowney's Pub, Main Street, Rathcoole, Co. Dublin, D24 AE33	a) the part demolition of Muldowney's Pub to the rear; b) the change of use of the front portion of the pub to provide for 2no. 1-bed units; c) the construction of 8 no. own-door residential units within a single three storey block to provide 4no. 1-bed units and 4no. 2-bed units; d) enlargement of residential bin storage; reallocation of permitted car parking to the amended development; e) all ancillary hard and soft landscaping, boundary treatment, signage, engineering and site development works necessary to facilitate the development	0.5km	https://planning.agileapplications.ie/southdublin/application-details/69212
SDCC	SD21A/0231	Granted	12/10/2021	Department of Education	Scoil Chrónáin, Lands Opposite Rathcoole Community Centre, Rathcoole, Dublin	Removal of all existing temporary accommodation and construction of a new 16 classroom part three storey, part two storey primary school (Roll No 19503H); including GP Hall, 2 classroom Special Educational Needs Unit and all ancillary site works. The proposed project also incorporates associated staff car parking, delivery aces, drop off areas, pedestrian/bicycle access, construction of 2 external ball courts, acoustic boundary wall plus additional boundary treatments, landscaping, connection to public services and all associated site works.	0.6km	https://planning.agileapplications.ie/southdublin/application-details/61233

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SDCC and ACP	SDCC: SD21A/0277 ACP: 312395	Granted on appeal with conditions	25/04/2022	Stanley Residential DAC	Peyton View, Peyton, Rathcoole, Co. Dublin	Construction of dwelling and all associated site works.	0.6km	https://www.pleanala.ie/en-ie/case/312396
SDCC and ACP	SDCC: SD21A/0171 ACP: 313119	Granted, leave to appeal refused	17/05/2022	Rowan Engineering Consultants Ltd.	Saggart, Co. Dublin	Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m3 with an average fill level of C.3.5m above existing.	0.6km	https://planning.agileapplications.ie/southdublin/application-details/61016
SDCC and ACP	SDCC: SD24A/0092W ACP: 322539	Granted on appeal with conditions	10/02/2026	Anthony Neville Homes Limited	Lands located adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, Co. Dublin	73 units: 6 houses, 59 duplex, 8 apartments within the curtilage of protected structures. Associated and ancillary site development works.	0.7km	https://www.pleanala.ie/en-ie/case/322539
SDCC and ACP	ACP: 312501	Granted with conditions	02/08/2022	Tetrarch Residential Limited	Mill Road, Saggart, Co. Dublin	Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works.	0.7km	https://www.pleanala.ie/en-ie/case/312501
SDCC and ACP	SDCC: SD20B/0164 ACP: 309617	Grant permission with conditions	26/05/2021	Kevin and Geraldine Joy	109, Forest Hills, Rathcoole, Co. Dublin.	Removal of chimney. Construction of 2 storey dwelling.	0.7km	https://www.pleanala.ie/en-ie/case/309617
ACP	317989	Grant permission with revised conditions	03/09/2024	Cape Wrath Hotel Unlimited Company	Citywest Hotel and Convention Centre, Saggart, Co. Dublin.	The development will consist of a cemetery including: 8,047 no. traditional burial plots; columbarium walls; 1 single storey reception building and all other associated site development works.	0.8km	https://www.pleanala.ie/en-ie/case/317989
SDCC	SD22A/0342	Permission granted	7/06/2023	Riverside Projects Limited	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Co. Dublin	Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car	0.8km	https://planning.agileapplications.ie/southdublin/application-details/62990

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						parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.		
SDCC and ACP	SDCC: SD20A/0325 ACP: 311938	Grant permission with conditions	21/03/2022	ESB Telecoms Ltd	Slade, Saggart, Co. Dublin	30 Metre communications structure with ancillary equipment.	0.9km	https://www.pleanala.ie/en-ie/case/311938
SDCC	SD25A/0161W	Permission granted	08/12/2025	Emerald Irish Creative LTD.	13 Mill Road, Saggart, Co. Dublin, D24PK27	Emerald Irish Creative Ltd, intend to apply for Planning permission for the construction of 03 no. two-storey residential dwellings situated to the rear of the existing property at 13 Mill Road, Saggart, Dublin. The proposed development will consist of 01 no. detached three-bedroom house and 02 no. semi-detached three-bedroom houses with private rear garden and car parking spaces, removal of existing steel shed at the rear garden, widening of the existing vehicular entrance boundary wall with a new gate. All with associated site works, landscaping, and drainage connected to existing services.	0.9km	https://planning.agileapplications.ie/southdublin/application-details/68559
ACP	310688	Grant permission with conditions	04/03/2022	Cavan Developments	Rathmill Manor, Tootenhill, Rathcoole, Co. Dublin	Construction of a residential development with 98 residential units consisting of 51 houses, 37 apartments and 10 duplexes.	1km	https://www.pleanala.ie/en-ie/case/310688
SDCC and ACP	SDCC: SD21A/0206 ACP: 311626	Grant permission	20/06/2022	Edward Balfe	Long Acre, School Road, Rathcoole, Dublin 24	Demolition of 1 dwelling and 4 out-buildings/sheds and the construction of 14 residential units, all with	1km	https://www.pleanala.ie/en-ie/case/311626

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
		with conditions				associated private open spaces areas in the form of balconies and gardens.		
SDCC	SD23A/0100	Permission granted	20/02/2024	Cape Wrath Hotel Unlimited Company	Land at Citywest Hotel and Convention Centre, Saggart, Co. Dublin	Permission for development on a site of 6.7ha. The proposed development will consist of the construction of a Photovoltaic Solar development to the North of the Citywest hotel on lands formally in use as a golf course [comprising a change of use from former golf course to solar development]. The proposed development will include the installation of solar photovoltaic (PV) panels on ground mounted frames/support structures, underground cabling and ducting, security fencing, CCTV cameras, temporary construction compound and an area of hardstanding for an electrical compound. The electrical compound will consist of two modified shipping containers, containing 3 inverters and LV Switch gear. This compound will also accommodate the Battery Energy Storage system, PV inverter and a transformer. The proposed development includes the above as well as drainage, landscaping, bio-diversity enhancement measures and all other associated site excavation, infrastructural and site development works above and below ground. While the proposed development relates to a total site area of 6.7ha, c.3.5ha of this constitutes the actual land take post development. The operational lifespan of the solar PV development will be 30 years. A Natura Impact statement (NIS) accompanies the planning application.	1km	https://planning.agileapplications.ie/southdublin/application-details/64203
SDCC and ACP	SDCC: SD24A/0074W ACP: 320001	Grant permission with conditions	19/12/2024	Will Lynch	Coolmine, Saggart, Co. Dublin	House; new well; waste treatment system and polishing filter; access via farm roadways, landscaping and all associated site works	1.1km	https://www.pleanala.ie/en-ie/case/320001
SDCC and ACP	SDCC: SD24A/0187W ACP: 321950	Grant permission with revised conditions"	15/07/2025	MLPCC Development Company Limited	Lands at Citywest Campus, Garters Lane, Saggart, Co. Dublin.	Primary Care Centre building which will provide HSE Services such as general primary care, mental health, disability and older person services. SuDS drainage, PV panels at roof level, signage,	1.1km	https://www.pleanala.ie/en-ie/case/321950

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						landscaping, boundary treatment and all associated site works and services.		
SDCC	SD25A/0259W	Grant permission	18/03/2026	Nocsy 6 Limited	Lands (c. 8.72 Ha) at Greenogue Logistics Park, Block G Greenogue Logistics Park, bounded to the north by existing development within Greenogue Logistics Park, Rathcoole, Co. Dublin	The development will comprise the provision of a warehouse with ancillary office and staff facilities. The warehouse will have a maximum height of 19.2 metres with a gross floor area of 34,737 sq m, including warehouse area (32,404 sq m) and ancillary office and staff facilities area (2,333 sq m). The development, which will have a total Gross Floor Area of 34,999 sq m, will also include: 1 No. multi-modal entrance to the site from Greenogue Logistics Park; 156 No. car parking spaces; HGV parking spaces and yard; 90 No. covered bike parking spaces; dock levellers; green walls, sprinkler tank and pumphouse (219 sq m); ESB substation (43 sq m); gates; hard and soft landscaping and boundary treatments; and all associated site development works above and below ground.	1.1km	https://planning.agileapplications.ie/southdublin/application-details/69141
SDCC and ACP	SDCC: SD18A/0242 ACP: 303572	Grant permission with conditions	19/06/2019	Victoria Homes Limited	Kilteel Road, Crockshane, Rathcoole, Co. Dublin	30 houses, new access, landscaping, boundary treatment and site development works.	1.2km	https://www.pleanala.ie/en-ie/case/303572
SDCC and ACP	SDCC: SD21A/0087 ACP: 310688	Grant permission with conditions	04/03/2022	Cavan Developments	Rathmill Manor, Tootenhill, Rathcoole, Co. Dublin	Construction of a residential development with 98 residential units consisting of 51 houses, 37 apartments and 10 duplexes.	1.3km	https://www.pleanala.ie/en-ie/case/310688
SDCC	SD16A/0029/EP	Grant extension of duration of permission	15/06/2021	Department of Education	Holy Family Community School, Kilteel Road, Rathcoole, Co. Dublin	(1) Phased demolition of existing school buildings (a) Block 1: single storey main school building 3,720sq.m (b) Block 2: two storey PE hall 771sq.m (c) Block 3: single storey temporary classroom 400sq.m (d) Block 4: single storey temporary classroom 1155sq.m. (2) Phased construction of a new part three, part two and part single storey school building (10,429sq.m). (3) The refurbishment of the existing vehicular entrance and the provision of a new pedestrian entrance off	1.4km	https://planning.agileapplications.ie/southdublin/application-details/60623

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
						Kilteel Road and the provision of a new vehicular entrance (emergency and service vehicles) off St. Anne's Terrace. (4) The provision of 97 car parking spaces. (5) The provision of a new ESB substation to the southeast of the site with access off St. Anne's Terrace. (6) Associated ancillary site works including new landscaping and hardplay areas.		
SDCC and ACP	SDCC: SD21A/0087 ACP: 317989	Granted on appeal with conditions	03/09/2024	Cape Wrath Hotel Unlimited Company	Citywest Hotel and Convention Centre, Saggart, Co. Dublin	The development will consist of a cemetery including: 8,047 no. traditional burial plots; columbarium walls; 1 single storey reception building and all other associated site development works.	1.4km	https://www.pleanala.ie/en-ie/case/317989
SDCC and ACP	SDCC: SD21A/0087 ACP: 317990	Grant permission with revised conditions	28/05/2021	CK Hutchison Networks Ireland (	St Mary's GAA, Pairc Mhuire, Saggart, Co. Dublin	Replace existing 16m floodlight with new 20m high structure carrying telecommunications equipment and floodlights; ground level equipment cabin and fencing.	1.4km	https://www.pleanala.ie/en-ie/case/309234
SDCC	SD25A/0106W	Permission granted	11/08/2026	Jimmy Callaghan	St Marys GFC, Pairc Mhure, Saggart, Co Dublin, D24 PH31	The following works replacement of existing grass football pitch with a synthetic grass 3G all- weather pitch to a maximum size of 139m x 87m., reprofiling the ground level in order to achieve a more level playing surface encompassing the increase. in levels in parts of the pitch by up to 1 metre. Install perimeter weld mesh fence of varying heights 1.2m-3.0m, relocated ball-stop netting and posts behind goals. All related hard and soft landscape works including extended spectators' area, goal storage area and soft landscaping and all ancillary works.	1.4km	https://planning.agileapplications.ie/southdublin/application-details/68203
SDCC and ACP	SDCC: SD24A/0058 ACP: 319917	Granted on appeal with conditions	20/11/2024	Rory and Louise Ormond	Redgap Foliage Farm, Bolger's Lane, Hillsbrook, Rathcoole, Co. Dublin	Construction of a house with car parking, private amenity space and associated wastewater treatment system, percolation area and surface water soakaway, single-storey stable structure, alterations to entrance to the south and associated site works.	1.5km	https://www.pleanala.ie/en-ie/case/319917

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ACP	324127	Grant permission with revised conditions	25/06/2026	Kelland Homes Limited and Evana Developments	Townland of Boherboy, Saggart, Co. Dublin.	The development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 and 4-5 bed, 2 and 3 storey, detached, semi-detached and terraced houses, 133 no. and a 2-storey creche and all associated site works. An EIAR was submitted with this application.	1.5km	https://www.pleanala.ie/en-ie/case/324127
ACP	308088	Granted with conditions	21/12/2020	Cape Wrath Hotel ULC	Garters Lane, Saggart, Co. Dublin	224 no. apartments and associated site works - SHD	1.5km	https://www.pleanala.ie/en-ie/case/308088
ACP	305563	Granted with conditions	03/-2/2020	Greenacre Residential DAC	Fortunestown Lane, Saggart, Co. Dublin	488 no. apartments, creche and associated site works. Permission granted for an additional 86no. Units under SDCC Ref. LRD24A/0006W on 16 September 2024.	1.5km	https://www.pleanala.ie/en-ie/case/305563
SDCC	SD23A/0286	Permission granted	28/11/2024	John Gargan	Greenogue Recycling, Tay Lane, Rathcreedan, Rathcoole, Co Dublin	The development will consist of a 4.42 hectare stie currently in use as Greenogue Recycling to include the following; A) Demolition of existing green recycling structures on site including office and storage shed with total area of 2,265m2. B) Construction of 7 no. warehouse units, with maximum height of 15.3 meters, all with ancillary office, staff areas, bin stores etc. Each unit has access to service yard and HGV loading / unloading area. The total floor area of the warehouse development is 16,602.2 m2, made up as follows; i) Unit 1 - gross floor area of 3,851.1 m2. ii) Unit 2 - gross floor area of 3,886.8 m2. iii) Unit 3 - gross floor area of 2,758.3 m2. iv) Unit 4 - gross floor area of 1,685.4 m2. v) Unit 5 - gross floor area of 1,062.2 m2. vi) Unit 6 - gross floor area of 1,679.2 m2. vii) Unit 7 - gross floor area of 1,679.2 m2. C) Access to be provided from existing entrance to the site via Tay Lane. New footpaths / cyclepaths throughout the site including a new footpath / cyclepath connection to the Greenogue Logistics Park to the north of the site. D) 170 no. car parking spaces and 100 no. secure, sheltered bicycle parking spaces to serve the warehouse units. E) All ancillary site development works to	1.5km	https://planning.agileapplications.ie/southdublin/application-details/65058

Planning Authority	Reference(s)	Status	Date	Applicant	Address	Description	Approx. Distance	Link
						include; minor realignment of site entrance, landscaping, internal raods, drainage, utility services, service yards, HGV loading / unloading areas, level access goods doors, dock levellers, site lighting, boundary treatments, signage, storm water drainage network, underground water and foul servicing, green roofs on warehouse units, form part of this application.		
SDCC	SD19A/0393/EP	Grant extension of duration of permission	12/03/2026	Department of Education & Youth	Fortunestown Lane, Saggart, Co. Dublin	New educational campus of 2 new school buildings to be delivered on a phased basis including the demolition/removal of the existing 4 four storey educational/former short stay residential blocks (golf apartments) on the site; provision of 1 part three storey, 1000 pupil post primary school including 4 classroom special educational needs unit with a gross floor area of 11,331sq.m including a sports hall and all ancillary teacher and pupil facilities; 1 two storey 16 classroom primary school and 2 classroom special educational needs unit; a general purpose hall and all ancillary teacher and pupils facilities with a gross floor area of 2,820sq.m.	1.7km	https://planning.agileapplications.ie/southdublin/application-details/69493
SDCC	SD25A/0211W	Permission granted	2810/2025	Gavin Heffernan	16, Broadfield Lawns, Broadfield Manor, Rathcoole, Co. Dublin	Full planning permission for Construction of a two storey dwelling with attic conversion and all associated site works in the side garden along with modifications to existing entrance.	1.7km	https://planning.agileapplications.ie/southdublin/application-details/68882
SDCC and ACP	SDC: SD20A/0137 ACP: 308053"	Grant permission with conditions	01/03/2020	Quinn Cement Limited	Unit 612, Jordanstown Road, Greenogue Business Park, Rathcoole, Co. Dublin	Concrete Batching Plant and associated ancillary development.	1.9km	https://www.pleanala.ie/en-ie/case/308053
SDCC	SD24A/0234W	Permission granted	18/02/2025	GMC Utilities Group Ltd.	Lands on Jordanstown View, Greenogue Business Park, Rathcoole, Co. Dublin	A\(I) the provision of a waste transfer station facility for the storage and transfer of non-hazardous waste. The proposed facility includes: (a) construction of a two-storey office building with staff facilities, served by 55 no. car parking spaces (inclusive of 2 no. accessible parking spaces), and	1.9km	https://planning.agileapplications.ie/southdublin/application-details/67148

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						accessed via the existing entrance in the southern portion of the site, along the western site boundary. (b) provision of an internal one-way road in the central portion of the site, accessible from the existing entrance, located centrally along the western site boundary; (c) provision of waste storage areas in the central portion of the site, together with van/trailer parking spaces, 2 no. storage containers and 2 no. HVO tanks; (d) provision of waste storage area in northern portion of the site; (e) provision of an internal one-way road in the northern portion of the site comprising a compacted permeable hardcore surface, accessed via the existing entrance at the northern end of the site, along the western site boundary. The northern internal road will also include a weighbridge and adjacent waste storage bays. The proposal is also inclusive of (ii) landscaping, boundary treatments pedestrian paths, drainage, and all associated site development and ancillary works necessary to facilitate the development at lands on Jordanstown View (to the south of the Unipharm Group Premises), Greenough Business Park, Rathcoole, Co. Dublin. This activity will be applied for with a New Waste Facility Permit Application, under the Waste Management (Facility Permit and Registration) Regulations 2007 as amended.		
SDCC and ABP	SDCC: LRD25A/0012W ABP: 324127	Application granted, under appeal	Appeal lodged 06/03/2026	Kelland Homes Ltd. and Evara Developments Ltd.	Townland of Boherboy, Saggart, Co. Dublin.	The development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. and a 2-storey crèche and all associated site works. An EIAR was submitted with this application. Access to the development will by via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. The proposed development includes for pedestrian and cyclist connections throughout the	2km	https://planning.agileapplications.ie/southdublin/application-details/69484

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						proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north. The proposed development provides for a total of c.2.3Ha of public open space, and c.4,750sq.m of communal open space associated with proposed development. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.		