



Community and Cultural Development Department

## **Part 8 Report**

**Proposed Development to construct a Single Storey Extension at Shanganagh Park House, Rathsallagh Avenue, Shankill, Co. Dublin, which is a Protected Structure (PC/CCD/01/17)**

September 2017

Prepared by: Mary Ruane, Senior Executive Officer, Community and Cultural Development Department

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## **1.0 Introduction**

This report is part of the Part 8 planning procedure. It summarises the information given in the associated drawings (Appendix 1) and ancillary reports (Appendix 2 and Appendix 3).

The following report is a summary of the main features of the proposed development. The proposed development comprises of the construction of a single storey extension attached to the existing recent two storey extension attached to Shanganagh Park House, which is a protected structure. The new extension of 52.8 sq. m. will include a general purpose room with storage, a small office area, an access lobby and wheelchair toilet facilities and ramped access. This lobby will be accessed from the Mary Robinson area and from the external ramp, thus providing disabled access to this section of the building. There will also be external access up steps and through glazed doors to the west elevation. The building being a protected structure is exempt in respect of Part M of the Building Regulations, however, the design of the new extension will provide ramped access to both the new extension and to the existing Mary Robinson Room.

The existing house is a protected structure. The house was extended in the 1990's by the addition of a two storey wing which includes the Mary Robinson Room. The existing original building is a four bay house south facing originally part of a larger estate, is two storey over basement with a slate roof and sash windows. The interiors are simple without decorative plasterwork. There are original doors, architraves and skirtings. A number of additions have been made to the building including electrical wiring, heating, passive fire protection fire doors and a fire escape staircase.

The new extension will match the existing building and in particular the Mary Robinson Wing with similar roof and eaves detail, fenestration and plaster finish, painted to match the existing external finish. There will be additional planting around the new extension.

Shanganagh Park House is owned by Dun Laoghaire-Rathdown County Council, and is in use as a community centre, and is currently managed by a Voluntary Board of Management, Shanganagh Park House Management Co. Ltd. The Community Centre provides a large number of popular services to the community in the surrounding area, including creche facilities, a coffee bar, Adult Training Rooms, After and Pre-school Groups, and a wide range of classes and community services. The current Youth Facility is based in a small room in the basement of Shanganagh Park House and has no disabled access.

A Conservation Report is included in the Part 8 documents (Appendix 3).

## **2.0 Site Location and Description**

The site-the subject of this Part 8- is located to the west of the existing building, which is a community building and the proposed development of a new extension will be for community use. The Post Code is D18 AY 26.

The gross internal floor area of the proposed extension at the above is 52.8 sq. m.

### **3.0 Planning Context**

#### **3.1 Zoning**

The site is zoned Objective F - *"To preserve and provide for open space with ancillary active recreational amenities"*.

The area is part of the existing community buildings lands. The existing building on site, Shanganagh Park House, is a protected structure.

### **4. Nature & extent of the Proposed Development**

#### Water and Drainage:

- The proposed extension will be connected to the existing water and drainage system.

#### Existing Buildings:

- The existing Protected Structure will be retained in its community use and will be linked to the new single storey extension.
- The new extension will provide disabled wheelchair toilet facilities and ramped access.

### **5.0 Appropriate Assessment - Screening Statement**

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by Scott Cawley Ltd. dated 29<sup>th</sup> August 2017, which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-Rathdown County Council has determined that an Appropriate Assessment is not required. The Appropriate Assessment - Screening Report is included as Appendix 2 to the main Part 8 report.

### **6.0 Conservation:**

A Conservation Report has been undertaken in order to assess the impact of the proposed development on the protected structure and its curtilage. The report concludes that the proposed extension will not impact unfavourably on the protected structure.

The Conservation Report is included as Appendix 3 to the main Part 8 report.

#### **Reports:**

**Appendix 1: List of Drawings**

**Appendix 2: Appropriate Assessment - Screening Report**

**Appendix 3: Conservation Report**

# **APPENDICES**

September 2017

## **Appendix 1: List of Drawings**

Attached are these drawings in PDF format that form Part 8 Planning Submission for the proposal. (DLR Architect's Department, March 2017)

- 946.001. Site Location Plan and Site Block Plan
- 946.002. Existing Floor Plans
- 946.003. Existing Elevations
- 946.004. Proposed Plans and Elevations
- 946.005. Proposed Plans Elevations and 3D Views

## **Appendix 2: Appropriate Assessment - Screening Report**

Prepared by Scott Cawley Ltd. (29<sup>th</sup> August 2017)

## **Appendix 3: Conservation Report**

Prepared by Pamela O'Connor, Senior Architect, Dun Laoghaire-Rathdown County Council

## **Appendix 2: Appropriate Assessment - Screening Report**



**PROVISION OF INFORMATION REGARDING APPROPRIATE ASSESSMENT SCREENING  
PROPOSED RENOVATIONS AND ALTERATIONS TO SHANGANAGH PARK HOUSE,  
RATHSALLAGH AVE, SHANKILL, DUBLIN 18**

**PREPARED FOR DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL**

<b>Project Reference:</b>		<b>170160</b>			
<b>Rev.</b>	<b>Status</b>	<b>Author</b>	<b>Reviewed By</b>	<b>Approved By</b>	<b>Issue Date</b>
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## 1 Introduction

This report which contains information required for the competent authority to undertake a screening exercise for Appropriate Assessment (AA), was prepared by Scott Cawley Ltd. It provides information on and assesses the potential for the proposed development to significantly affect Natura 2000 sites (hereafter “European sites”<sup>1</sup>).

It is necessary that the proposal has regard to Article 6 of the *Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (as amended) (hereafter “the Habitats Directive”). This is transposed in Ireland primarily by the *European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011)* (hereafter the *Birds and Habitats Regulations*) and the *Planning and Development (Amendment) Act, 2010* as amended.

An AA is required if likely significant effects on European sites arising from a proposed development cannot be ruled out at the screening stage, either alone or in combination with other plans or projects.

Following the preparation of this screening statement it was objectively concluded that there was no likelihood of any significant effects on any European sites arising from the proposed development, either alone or in combination with other plans or projects. Therefore it was our view that an Appropriate Assessment was not required in this instance. The information in the tables below provide a summary of the information gathered for this screening exercise and the conclusions made.

## 2 Methodology

This Screening Statement for Appropriate Assessment (SACs) was prepared with regard to the following guidance documents, where relevant:

- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*. (Department of Environment, Heritage and Local Government, 2010 revision).
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*. Circular NPW 1/10 & PSSP 2/10.
- *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate-General, 2001); hereafter referred to as the EC Article 6 Guidance Document. The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and (4) of the Habitats Directive.
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat’s Directive 92/43/EEC* (EC Environment Directorate-General, 2000a); hereafter referred to as MN2000.
- *Communication from the Commission on the precautionary principle*. European Commission (2000b).

The above referenced guidance sets out a staged process for carrying out Appropriate Assessment. To determine if Appropriate Assessment is required, documented screening is required. Screening identifies the likely effects on European sites, if any, which would arise from a proposed plan or project, either alone or in combination with other plans and projects.

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

If the conclusions at the end of screening are that there is no likelihood of significant effects occurring on any European sites, as a result of the proposed plan or project, either alone or in combination with other plans and projects, then there would be no requirement to undertake Appropriate Assessment.

However, even if screening makes a finding of no significant effects, and therefore concludes that Appropriate Assessment is not required, these findings must be clearly documented in order to provide transparency of decision-making, and to ensure the application of the 'precautionary principle'<sup>2</sup>.

Screening for Appropriate Assessment involves the following:

- Determining whether a project or plan is directly connected with or necessary to the conservation management of any European sites<sup>3</sup>;
- Describing the details of the project/plan proposals and other plans or projects that may cumulatively affect any European sites (see Table 1);
- Describing the characteristics of relevant European sites (Table 2); and
- Assessing the likelihood and significance of effects on relevant European sites (see Table 2).

The information that was collected to allow the competent authority to screen the proposal was based on a desktop study carried out on the 29<sup>th</sup> May 2016. Information relied upon included the following information sources, which included maps, ecological and water quality data:

- Ordnance Survey of Ireland mapping and aerial photography available from [www.osi.ie](http://www.osi.ie);
- Online data available on European sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie);
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government <http://www.myplan.ie/en/index.html>;
- Information on water quality in the area available from [www.epa.ie](http://www.epa.ie);
- Information on the Eastern River Basin District from [www.wfdireland.ie](http://www.wfdireland.ie);
- Information on soils, geology and hydrogeology in the area available from [www.gsi.ie](http://www.gsi.ie);
- Information on the location, nature and design of the proposed development supplied by the applicant's design team;
- Information on the status of EU protected habitats in Ireland (National Parks & Wildlife Service, 2013a & 2013b);
- Information on the conservation status of birds in Ireland (Colhoun & Cummins, 2014).

The following planning and policy documents were relevant to the subject lands, in particular with regard to the assessment of other plans and projects with potential for cumulative effects

- *National Biodiversity Plan 2011 – 2016 (Department of Arts, Heritage and the Gaeltacht, 2011)*;
- *Dun-Laoghaire – Rathdown County Development Plan 2016-2022 (Dún Laoghaire-Rathdown County Council, 2016)*; and,
- *Eastern River Basin District, River Basin Management Plan 2009-2015*.

<sup>2</sup> One of the primary foundations of the precautionary principle, and globally accepted definitions, results from the work of the Rio Declaration. Principle #15 declaration notes:

*"In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation."*

<sup>3</sup> In this instance the proposed development is not directly connected with or necessary to the conservation management of any European sites.

Table 1 Overview of the Proposed Development and its Receiving Environment	
Brief Site Description	The subject lands are located at Shanganagh Park House, 18 Rathallagh Avenue in Shankill Dublin 18 (Grid Reference O 25550 22549). The proposed development site consists of the existing buildings and the surrounding lands, occupied by Dun Laoghaire-Rathdown County Council in Rathallagh. According to MyPlan.ie the subject lands are currently zoned as 'G1 – Open space, park' with a planning objective 'to preserve and provide for open space with ancillary active recreational amenities'.
Features of the Surrounding Environment	<p>The desktop study found no records of any species or habitats for which European sites listed in Table 2 were designated within the subject lands or environs<sup>4</sup>. The following species (for which European sites listed in Table 2 were designated) were recorded within 2km of the proposed development site:</p> <ul style="list-style-type: none"> <li>• Black-headed Gull (<i>Larus ridibundus</i>)- recorded c. 240m south of the proposed development site (2012);</li> <li>• Turnstone (<i>Arenaria interpres</i>)- recorded c. 570m north-east of the proposed development site (2010);</li> <li>• Redshank (<i>Tringa totanus</i>)- recorded c. 450m east of the proposed development site (2011);</li> <li>• Otter (<i>Lutra lutra</i>) - recorded c. 950m north-east of the proposed development site at the West Pier (1980);</li> <li>• Harbour Porpoise (<i>Phocoena phocoena</i>)- recorded c.1.9km south-east of the proposed development site (2014);</li> <li>• Petalwort (<i>Petalophyllum ralfsii</i>)- recorded c.730m south-east of the proposed development site (2009);</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla J</i>)- recorded c. 380m north-east of the proposed development site (2010);</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)- recorded c. 510m north-east of the proposed site (2010);</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)- recorded c. 465m north-east of the proposed site (2010);</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) - recorded c. 430m north-east of the proposed development site (2010);</li> <li>• Curlew (<i>Numenius arquata</i>)- recorded c. 460m north of the proposed development site (2010);</li> <li>• Kittiwake (<i>Rissa tridactyla</i>)-recorded c. 770m north-east of the proposed development site (2010);</li> <li>• Common Tern (<i>Sterna hirundo</i>) -recorded c. 660m north-west of the proposed development site (2011); and</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) – recorded c. 570m north-east of the proposed development site (2010).</li> </ul> <p>The proposed development site is located within the Avoca-Vartry catchment and the Dargle sub-catchment. According to the EPA Envision Map Viewer, the nearest watercourse is the Shanganagh River, located c. 420m north of the proposed development site. Killiney Bay waterbody is located 600m west of the proposed site.</p> <p>The groundwater body at the proposed development site is classified as 'Wicklow' and is described as 'Poorly productive bedrock'. According to the GSI Map Viewer, the level of vulnerability to groundwater contamination from human activities is 'Moderate'. It is described as 'Poor</p>

<sup>4</sup> According to NBDC online data [www.biodiversity.ie](http://www.biodiversity.ie) accessed 18<sup>th</sup> February 2016. This excludes NBDC records with a resolution greater than 1km<sup>2</sup>.

Table 1 Overview of the Proposed Development and its Receiving Environment	
	<p><i>Aquifer – Bedrock which is generally unproductive except for Local Zones</i>. The bedrock of the area is classified as <i>Dark blue-grey slate, phyllite &amp; schist</i>.</p> <p>The proposed renovations and alterations will not result in any changes to the existing drainage system or any increase in foul loading. Foul effluent generated from the existing development (to which interior renovations and amendments are proposed) will be discharged to the existing sewer system, from which it will be transferred to Ringsend Wastewater Treatment Works (WWTW) for treatment prior to discharge into Dublin Bay. According to the EPA Envision Map Viewer Dublin Bay's coastal waters are <i>"Unpolluted"</i>. Under the <i>"Trophic Status Assessment Scheme"</i> classification of the EPA, <i>"Unpolluted"</i> means there have been no breaches of the EPA's threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present (EPA, 2015). The most recent available water quality data for the Irish Sea indicates it is <i>'Unpolluted'</i></p>
Description of the Proposed Development	<p>Full details of the proposed development can be found in the applicants planning application. In brief, the proposed development will involve: an extension to an existing addition on the west side of Shanganagh Park House</p> <p>There is no net change in the level of occupancy in terms of generation of foul effluent. Full plans and elevations and details of the proposed development are provided in the Part 8 application documentation.</p> <p>There will be no net change in terms of the generation of additional surface water. Foul effluent generated from the proposed development will be discharged to the existing sewerage network, from which, it will be transferred to Ringsend WWTW to be treated prior to discharge into Dublin Bay.</p>
Other existing or proposed plans or projects nearby which may lead to cumulative effects on European sites.	<p><b>Existing habitat loss pressures</b></p> <p>The subject lands do not physically overlap with any European sites. They appear to be dominated by the existing building and hardstanding ground, none of which are habitats listed under Annex I of the Habitats Directive. These habitats are not indirectly connected with any habitats within European sites (e.g. by groundwater). No mobile fauna species for which European sites are designated are known to use the habitats within the subject lands. There is therefore no potential for cumulative effects relating to habitat loss.</p> <p><b>Existing pressures on water quality within European sites in proximity to the site</b></p> <p>Several intertidal habitats for which European Sites in Dublin Bay are designated are failing to meet favourable conservation status. For some of these, water pollution is considered to be a threat ranked as being of <i>"high importance"</i><sup>5</sup> (NPWS, 2013a).</p> <p><i>Pressures on European sites in Dublin Bay from surface waters</i></p>

<sup>5</sup> For example, "tidal mudflats and sandflats" was of "Inadequate" conservation status. This habitat was threatened by water pollution and was a reason for designation of North Dublin Bay SAC, and South Dublin Bay SAC. Under 'wetlands', the habitat was also a Special Conservation Interest of the South Dublin Bay and River Tolka Estuary SPA, and North Dublin Bay SPA.

**Table 1 Overview of the Proposed Development and its Receiving Environment**

	<p>There is potential for 'in-combination' effects of proposed plans and projects within the <i>Dublin City Development Plan 2016-2022</i>, <i>Dún Laoghaire-Rathdown County Development Plan 2016-2022</i>, <i>Draft Fingal Development Plan 2017-2023</i> and other county level land use plans which can influence conditions in Dublin Bay via rivers and other surface water features. Dublin Bay is of 'Unpolluted' water quality status and the pollutant content of future surface water discharges to the Bay is considered likely to be decreased in the long-term. This is because it is an objective of the Greater Dublin Strategic Drainage Study, and all development plans within the catchment of Ringsend WWTW to include Sustainable Urban Drainage Systems in new development. Together these objectives are considered likely to reduce pressures on designated marine and intertidal species and habitats in Dublin Bay.</p> <p><b>Other planning applications in the surrounding area</b></p> <p>In the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, the proposed development site is zoned as 'M2 - City/Town/village Centre, central areas'. The lands in the vicinity of the proposed development site are zoned as 'Objective MTC – To protect, provide for and-or improve major town centre facilities' and 'To protect and-or improve residential amenity'.</p> <p>Given the urban nature and zoning objectives of the area, there is likely to be a number of planning applications within the zone of influence of the project which have the potential to produce 'in combination' effects on water quality in Dublin Bay. However, the likelihood of impacts arising from the proposed development is deemed to be low due to the minimal scale of the proposed works (contained within the existing building), the urban land buffer between the site from Dublin Bay (i.e. c. 100m) as well as the nature (interior renovations and alterations), scale and temporary duration of the proposed works. No impacts are predicted during the operational phase of the proposed development, as neither foul effluent nor surface water runoff will be generated.</p> <p><i>Conclusion for potential in-combination effects from surface waters during construction phase</i></p> <p>It is our professional opinion that there will be no likelihood of significant effects on any European sites during the construction or operation of the proposed development, in combination with other plans or projects. This judgement was reached on the basis that:</p> <ul style="list-style-type: none"> <li>• The coastal waters in Dublin Bay are classed as 'Unpolluted' by the EPA;</li> <li>• It is an objective of all development plans within the catchment of Ringsend WWTW to include Sustainable Urban Drainage Systems for all new developments;</li> <li>• Irish Water intends to upgrade the wastewater treatment infrastructure at Ringsend to facilitate the continued growth of the region<sup>6</sup></li> <li>• In the unlikely event of a pollution event occurring during construction, this would not be of such a magnitude that it would have a significant adverse effect on water quality in Dublin Bay.</li> </ul>
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<sup>6</sup> it is intended that an application for planning permission will be made to An Bord Pleanála in early 2018.

European sites within 1km, 5km and 15km of the proposed development site are shown in Figure 1 overleaf.

Table 2 Analysis of European sites within 15km.			
Site name and code	Distance from Proposed Development (approximate)	Reasons for designation <sup>7</sup> (* = Priority Habitat)	Relevant source-pathway-receptor links between proposed development and European site?  No sites are "Relevant" to the Proposed Development. (European sites are "Relevant" where a relevant source-pathway-receptor link <sup>8</sup> exists).
<b>Special Areas of Conservation (SACs)</b>			
South Dublin Bay SAC (000210)	Located c. 6.9km north of the proposed development site	<b>Conservation Objectives Version 1.0 (22/08/13)</b> <b>Annex I Habitats:</b> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Embryonic shifting dunes [2110]</li> </ul>	Whilst there is a potential linkage between the proposed development and the European site, no significant effects are predicted. 1. Surface waters generated during construction and operation could carry silt, oils, or other chemicals into the local surface water sewer network which discharges to Dublin Bay via the River Liffey. However, there will be no significant effects on the reasons for designation of the European site in view of the relevant conservation objectives. This judgement was informed by: <ul style="list-style-type: none"> <li>– The temporary and small scale nature of any discharges related to construction of the site;</li> </ul>

<sup>7</sup> "Qualifying Interests" for SACs and "Special Conservation Interests" for SPAs based on relevant Statutory Instruments for each SPA, and NPWS Conservation Objectives for SACs downloaded from [www.npws.ie](http://www.npws.ie) in February 2016.

<sup>8</sup> For significant effects to arise, there must be a risk enabled by having a 'source' (e.g. construction works at a proposed development site), a 'receptor' (e.g. a SAC), and a pathway between the source and the receptor (e.g. a watercourse connecting a proposed development site to a SAC). The identification of a pathway does not automatically mean significant effects will arise. The likelihood for significant effects will depend upon the characteristics of the source (e.g. duration of construction works), the characteristics of the pathway (e.g. water quality status of watercourse receiving run-off from construction) and the characteristics of the receptor (e.g. the ecology including conservation status of the SAC reason for designation). When expert judgment determines, that significant effects are likely to arise, both the pathway, and the European site are considered "Relevant", and an Appropriate Assessment is triggered.

Table 2 Analysis of European sites within 15km.			
			<ul style="list-style-type: none"> <li>- The fact that the proposed works will be contained within the existing developed footprint;</li> <li>- The nature of the proposed works being limited in scale;</li> <li>- The urban land buffer that exists between the site and Dublin Bay and potential for dilution in the drainage network; and</li> <li>- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson &amp; Jackson, 2011).</li> </ul> <p>2. Foul waters generated during operation will be treated at Ringsend WWTW and discharged into Dublin Bay within the European site. No significant effects were predicted for the reasons set out under "Potential for Cumulative effects upon European Sites" (See Table 1) including the fact that the proposed works will not result in an increase in foul loading on site.</p>
Rockabill to Dalkey Island SAC (003000)	Located c. 2.3km north-east of the proposed development site	<b>Generic Conservation Objectives Version 4.0 (07/05/13)</b> <b>Annex I Habitats:</b> <ul style="list-style-type: none"> <li>• Reefs [1170]</li> </ul> <b>Annex II Species:</b> <ul style="list-style-type: none"> <li>• <i>Phocaena phocaena</i> (Harbour Porpoise) [1351]</li> </ul>	No. See above for South Dublin Bay SAC (000210).

North Dublin Bay SAC (000206)	Located c. 12.1km north of the proposed development site	<p><b>Conservation Objectives Version 1.0 (06/11/13)</b></p> <p><b>Annex I Habitats:</b></p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• <i>Salicornia</i> and other annuals colonizing mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes") [2120]</li> <li>• *Fixed coastal dunes with herbaceous vegetation ("grey dunes") [2130]</li> <li>• Humid dune slacks [2190]</li> </ul> <p><b>Annex II Species:</b></p> <ul style="list-style-type: none"> <li>• <i>Petalophyllum ralfsii</i> (Petalwort) [1395]</li> </ul>	No. See above for South Dublin Bay SAC (000210).
Howth Head SAC (000202)	Located c. 14km north-east of the proposed development site.	<p><b>Generic Conservation Objectives Version 4.0 (13/02/13)</b></p> <p><b>Annex I Habitats:</b></p> <ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>	No. See above for South Dublin Bay SAC (000210).
Ballyman Glen SAC (000713)	Located c. 4.2km south-west of the proposed development site.	<p><b>Conservation Objectives Generic Version 4.0 (13/02/15)</b></p> <p><b>Annex I Habitats:</b></p> <ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>• Alkaline fens [7230]</li> </ul>	No, due to the distance between the proposed development site and the European site and the absence of a hydrological linkage between the two.



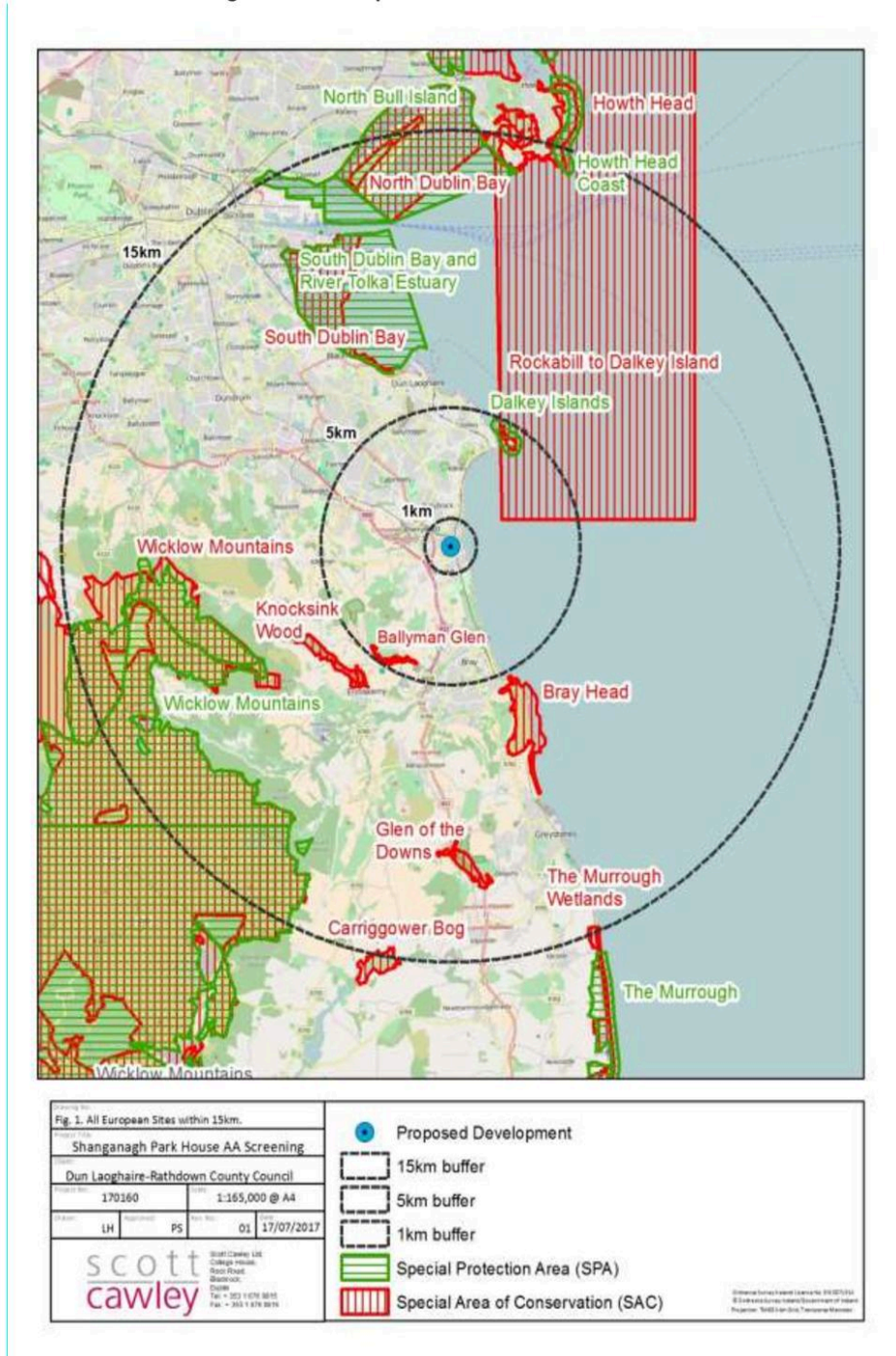
Table 2 Analysis of European sites within 15km.			
Knocksink SAC (000725)	Located c. 6.1km south-west of the proposed development site.	<p><b>Conservation Objectives Generic Version 4.0 (13/02/15)</b></p> <p><b>Annex I Habitats:</b></p> <ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> </ul>	No. See above for Ballyman Glen SAC (000713).
Bray Head SAC (000713)	Located c. 5km south-east of the proposed development site	<p><b>Generic Conservation Objectives Version 4.0 (13/02/15)</b></p> <p><b>Annex I Habitats :</b></p> <ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>	No. See above for Ballyman Glen SAC (000713).
Wicklow Mountains SAC (002122)	Located c. 8.1km south-west of the proposed development site	<p><b>Conservation Objectives Generic Version 4.0 (15/08/16)</b></p> <p><b>Annex I Habitats:</b></p> <ul style="list-style-type: none"> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</li> </ul> <p><b>Annex II Species:</b></p>	No. See above for Ballyman Glen SAC (000713).

Table 2 Analysis of European sites within 15km.			
		<ul style="list-style-type: none"> <li><i>Lutra lutra</i> (Otter) [1355]</li> </ul>	
Glen of the Downs SAC	Located c. 10.5km south of the proposed development site	<b>Conservation Objectives Generic Version 4.0 (15/08/16)</b> <b>Annex I Habitats:</b> <ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> </ul>	
The Murrrough Wetlands SAC	Located c. 14.7km south-east of the proposed development site	<b>Conservation Objectives Generic Version 4.0 (15/08/16)</b> <b>Annex I Habitats:</b> <ul style="list-style-type: none"> <li>Annual vegetation of drift lines [1210]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210]</li> <li>Alkaline fens [7230]</li> </ul>	
Carriggower Bog SAC	Located c. 14.5km south of the proposed development site	<b>Conservation Objectives Generic Version 4.0 (15/08/16)</b> <b>Annex I Habitats:</b> <ul style="list-style-type: none"> <li>Transition mires and quaking bogs [7140]</li> </ul>	
<b>Special Protection Areas (SPAs)</b>			
South Dublin Bay and River Tolka Estuary (004024)	Located c. 6.7km north-west of the proposed development site	<b>Conservation Objectives Version 1.0 (09/03/15)</b> <ul style="list-style-type: none"> <li>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] [wintering]</li> <li>Oystercatcher (<i>Haematopus ostralegus</i>) [A130] [wintering]</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>) [A137] [wintering]</li> <li>Grey Plover (<i>Pluvialis squatarola</i>) [A140] [wintering]</li> <li>Knot (<i>Calidris canutus</i>) [A143] [wintering]</li> </ul>	No. See above for South Dublin Bay SAC (000210). There is no risk of disturbance to Special Conservation Interest bird species given the relatively small scale and temporary nature of construction works associated with the proposed development and the distance between the proposed development and the European site.

Table 2 Analysis of European sites within 15km.			
		<ul style="list-style-type: none"> <li>• Sanderling (<i>Calidris alba</i>) [A144] [wintering]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149] [wintering]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] [wintering]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162] [wintering]</li> <li>• Black-headed Gull (<i>Croicocephalus ridibundus</i>) [A179] [wintering]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192] [passage]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193] [breeding]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194] [passage]</li> <li>• Wetlands &amp; Waterbirds [A999]</li> </ul>	
Dalkey Islands SPA (004172)	Located c. 4.1km north-east of the proposed development site	<b>Generic Conservation Objectives Version 4.0. (15/08/16)</b> <ul style="list-style-type: none"> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>	No. See above for South Dublin Bay SAC (000210). There is no risk of disturbance to Special Conservation Interest bird species given the relatively small scale and temporary nature of construction works associated with the proposed development and the distance between the proposed development and the European site.
North Bull Island SPA (004006)	Located c. 12.1km north of the proposed development site	<b>Conservation Objectives Version 1.0 (09/03/15)</b> <ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] [wintering]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048] [wintering]</li> <li>• Teal (<i>Anas crecca</i>) [A052] [wintering]</li> <li>• Pintail (<i>Anas acuta</i>) [A054] [wintering]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056] [wintering]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130] [wintering]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140] [wintering]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141] [wintering]</li> <li>• Knot (<i>Calidris canutus</i>) [A143] [wintering]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144] [wintering]</li> </ul>	No. See above for South Dublin Bay SAC (000210). There is no risk of disturbance to Special Conservation Interest bird species given the relatively small scale and temporary nature of construction works associated with the proposed development and the distance between the proposed development and the European site.

Table 2 Analysis of European sites within 15km.			
		<ul style="list-style-type: none"> <li>• Dunlin (<i>Calidris alpina</i>) [A149] [wintering]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156] [wintering]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] [wintering]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160] [wintering]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162] [wintering]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169] [wintering]</li> <li>• Black-headed Gull (<i>Croicocephalus ridibundus</i>) [A179] [wintering]</li> <li>• Wetlands &amp; Waterbirds [A999]</li> </ul>	
Wicklow Mountains SPA (004040)	Located c. 8.4km south-west of the proposed development site	<b>Conservation Objectives Generic Version 4.0 (15/08/16)</b> <ul style="list-style-type: none"> <li>• Merlin <i>Falco columbarius</i> [A098]</li> <li>• Peregrine <i>Falco peregrinus</i> [A103]</li> </ul>	No, due to the distance between the proposed development site and the European site and the absence of a hydrological linkage between the two.
Howth Head Coast SPA (004113)	Located 14.1km north-east of the proposed development site	<b>Conservation Objectives Generic Version 5.0 (15/08/2016)</b> <ul style="list-style-type: none"> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> </ul>	No. See above for South Dublin Bay SAC (000210). There is no risk of disturbance to Special Conservation Interest bird species given the relatively small scale and temporary nature of construction works associated with the proposed development and the distance between the proposed development and the European site.

Figure 1. All European sites within 15km of the site



### 3 Conclusions of the Screening Assessment

Following an examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed works and the potential relationship between the proposed development and relevant European sites and, applying the precautionary principle, it is the professional opinion of the authors of this report that there will be no likelihood of significant effects on any European sites, arising either from the proposed development alone or in combination with other plans or projects. This judgement has been reached for the reasons outlined below.

The AA screening process has identified that a number of European Sites in the Irish Sea lie within the potential zone of influence of the proposed Plan. However, for the reasons outlined below no European Sites are deemed to be at risk of likely significant effects from the proposal.

#### Surface Water

Surface waters generated during construction and operation could carry silt, oils, or other chemicals into the local surface water sewer network which discharges to Dublin Bay via the River Liffey. No significant adverse effects are predicted due to the following:

- The temporary and small scale nature of any discharges related to construction of the site;
- The fact that the proposed works will be contained within the existing developed footprint;
- The nature of the proposed works being interior renovations and alterations;
- The urban land buffer that exists between the site and Dublin Bay and potential for dilution in the drainage network; and;
- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011).

#### Foul Water

Foul waters generated during operation will be treated at Ringsend WWTW and discharged into Dublin Bay within the European site. No significant effects were predicted due to the following:

the fact that the proposed works will not result in an increase in foul loading on site

- The coastal waters in Dublin Bay are classed as 'Unpolluted' by the EPA;
- Irish Water intends to upgrade the wastewater treatment infrastructure at Ringsend to facilitate the continued growth of the region<sup>9</sup>; and;
- In the unlikely event of a pollution event occurring during construction, this would not be of such a magnitude that it would have a significant adverse effect on water quality in Dublin Bay.

For these reasons, it is the professional opinion of the authors of this report that the application for planning permission for the proposed development does not require an Appropriate Assessment.

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<sup>9</sup> it is intended that an application for planning permission will be made to An Bord Pleanála in early 2018.

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# Appendix 3: Conservation Report

## **Proposed Extension to Shanganagh Park House Community Centre.**

Shanganagh Park House Community Centre, Rathsallagh Avenue, Shankill Co. Dublin is owned by Dún Laoghaire-Rathdown County Council and is managed by a Voluntary Board of Management – Shanganagh Park House Management Co. Ltd

The proposed Part 8 is to provide a single storey extension attached to the existing recent two storey extension attached to the original house, which is a protected structure. The new extension of 52.8 sq. m. will include a general purpose room with storage, a small office area, an access lobby and wheelchair toilet. This lobby will be accessed from the Mary Robinson Room and from the external ramp, thus providing disabled access to this section of the building. There will also be external access up steps and through glazed doors to the west elevation. There will be additional planting around the new extension.

### **Conservation Report**

The existing house, two storey over basement, is a protected structure.

The house was extended in the 1990's by the addition of a two storey wing which includes the Mary Robinson Room. Currently in Community use for Dun Laoghaire Rathdown, the existing complex provides a number of popular services to the surrounding area including Crèche Facilities, a Coffee Bar, Adult Training Rooms Classes, and After and Pre-school groups. The current Youth Facility is based in a room in the Basement with limited area and no disabled access.

In addition to the application for Part 8 approval for the extension it will be necessary under new legislation to apply for a Fire Safety Certificate and a Disability Access Certificate (DAC Certificate). These will cover both the existing building and the new extension. The protected structure will be exempt from the full rigor of a DAC Certificate but the new extensions will be required to comply. These applications will be lodged during the Part 8 process.

### **Disabled Access**

The building being a protected structure, is exempt in respect of Part M of the Building Regulations, however the design of the new extension will provide ramped access to both the new extension and to the existing Mary Robinson Room.

### **Finishes**

The new extension will match the existing building and in particular the Mary Robinson Wing with similar roof and eaves detail, fenestration and plaster finish and be painted to match the existing external finish.

### **Conservation Report**

#### **General description:**

The existing original building is a four bay house with semi-circular bays either end. The front elevation is south facing. The house was originally part of a larger estate. Accommodation in the main area comprises two stories over basement with a slate roof and sash windows. The interiors are simple with simple Victorian plasterwork.



There are original doors architraves and skirtings. A number of additions have been made to the building including electrical wiring, heating passive fire protection, fire doors and a fire escape staircase.

## **History**

Until the mid-1820's there were very few houses in the area where Shankill village now stands. Most of the land was farmed and there was only the occasional large house such as Abingdon, Shanganagh Castle or Sherrington. In the late 1820's, however, the landowners granted a number of leases of land for the building of houses or villas for the gentry. It was at this time houses such as St Rita's Lurganbrae, St Brendan's, Dorney Court, Dunsandle/St Alphonso and Crinken House were built. The road to Dublin had been improved a few years before to facilitate mail coaches, and the area had become an attractive one to live in for those who could afford to commute to the city.

It was at this time, in August 1827, that William Hopper took a lease of about 160 acres of land at Shanganagh at an annual rent of £420, and built a house which he called Shanganagh House, but which we now know as Shanganagh Park House. He probably set about building the house immediately, and it was certainly built by 1832 when he took out a mortgage on it. The land which accompanied the house stretched all the way from Shanganagh River to Corbawn Lane, and included almost all of the land between Shanganagh Road and the sea, except for the grounds of Abingdon and the gun battery.

The names of the fields reflected their previous uses, with names such as Long Pea Field and Water Hole Field, and most of the land was arable, with just a small amount of pasture alongside Corbawn Lane where Eaton Brae now stands and alongside the Shanganagh River. The field where the house was built was known as the Lower Pea Field. William Hopper continued to farm most of the land. Shortly after he acquired the property, a stone coffin containing human bones was uncovered when a field was being ploughed. It is probable that this was a pre-Christian burial, but, unfortunately, there is no record of exactly where on the land it was found.

William Hopper was a merchant, and came from a family of merchants from Cork city. In 1815 he had married Susannah McCreery, daughter of a Dublin merchant, and it was Susannah who came with him to Shanganagh House. However, she died, and William Hopper married again. At Shanganagh, he made his mark on the local community, and was elected to the first Board of Guardians of the Rathdown Union when it was set up to help victims of the Great Famine in the 1840's. He died on Christmas Day, 1857, leaving his widow Lydia Hopper, who stayed on in the house for a little over a year, before leaving to live in England.

For many years after William Hopper's death, his house and land at Shanganagh was owned by trustees appointed by his will, and they leased the house to tenants. They also leased plots of land for building, and it was on these plots that Eaton Brae, Athgoe Park (now Beechfield nursing home) and Clonasleigh (on the site of the shopping centre) were built. These plots were leased in 1858, a few months after William Hopper's death, and it is more than likely that the trustees needed the income to settle William Hopper's affairs and to provide for his widow.

Shanganagh House was refurbished at this time, and it was estimated that it could be let as furnished accommodation for the summer season at £100. However, instead it was let to Richard Manders at £300 a year. Although this rent was

substantially less than William Hopper had been paying, it related to only part of the original land, as the trustees leased the house with only 37 acres. The rest of the land had either been let for building or was leased separately as farming land. The Manders family had been well known Dublin manufacturers since the 18th Century and had bakeries spread throughout the city served by a flour mill at Islandbridge. Branches of the family were also involved in various professions. Richard Manders died in January 1864 while on a visit to the Pyrenees.

The house was then rented to Matthew P D'Arcy, who was a brewer. His father had acquired the Anchor Brewery in Usher Street in 1818 and by the time he moved to Shanganagh House, Matthew D'Arcy was the sole proprietor. His town house was on the east side of Merrion Square, but he also had Shanganagh House because, like most of the gentry at the time, he also wanted a substantial house in the county. He was elected Member of Parliament for Wexford in 1868, and held the seat until 1874. Matthew D'Arcy left the house in the early 1870's and moved to Kilcrouney House in Bray, where he died in 1889. The Anchor Brewery went on to become the second largest brewery in Ireland but eventually closed in 1926.

Shanganagh House was then occupied briefly by James Kennedy, senior partner in the firm of Charles and James Kennedy, Rectifying Distillers and General Merchants of Capel Street. After his short stay at Shanganagh, James Kennedy returned to his town house in Fitzwilliam Square, where he died in 1878.

In April 1874, Samuel Boyd took a lease on Shanganagh House and this included 57 acres, with a rent of £430 a year. Samuel Boyd was a very successful merchant (he had acquired a pharmaceutical business) at 46 Mary Street in the mid 1840's. A few years later he joined John Goodwin in acquiring a druggists at 6 Merrion Row and this traded as Boyd and Goodwin, though Goodwin was the chemist on the premises. By 1860, Samuel Boyd had also entered into partnership with John G. Boileau whose family had been in business in Bride Street as wholesale druggists, chemists and colour merchants. This business continued at Bride Street under the name Boileau and Boyd. In addition to this, Samuel Boyd entered into business with Alfred J Alexander around 1866 as Boyd and Alexander, manufacturing chemists, with their works at Sir John Rogerson's Quay. By 1878, Alfred Alexander was no longer involved, and the company became Samuel Boyd, Son & Co. After Samuel Boyd's death in 1894, this company was taken over by the United Alkali Company, with Samuel Boyd's son, also Samuel Boyd, as manager. This was a Liverpool based company with an Irish operation which continued until the late 1920's. The factory at Sir John Rogerson's Quay became a Corporation yard at the turn of the century. Meanwhile the business at Mary's Street and Merrion Row joined that at Bride Street under the name of Boileau and Boyd. This company remained at Merrion Row until about 1928, at Mary Street until the late 1950's and at Bride Street until the late 1960's. The company is now based at Walkinstown as Boileau & Boyd, Ltd, wholesale chemist.

It seems to have been Samuel Boyd who changed the name of the house to Shanganagh Park, as this name came into use in the mid to late 1870's. He stayed in the house until the late 1880's when he moved to Killiney. In the early 1890's, Shanganagh Park was occupied by Robert Murdoch.

In 1898, Frederick C Ramsey took a twenty one year lease on the house at a rent of £350 a year. However, he stayed less than seven months and surrendered his lease in 1899. Shanganagh Park lay vacant for a time after this, before Patrick Field acquired the property in 1902.

Patrick Field was a farmer. Originally from County Dublin, he had moved to Kildare around the time of his marriage in about 1871, where he stayed for about ten years before moving back to live in his parents' house at Ballybrack. He had already started to acquire land in the Shanganagh area in 1894 when he purchased the land between Shanganagh Road and the Dublin road, except for the grounds of St. Brendan's, Lurganbrae and St. Rita's. He then acquired the land on the west side of the Dublin road between Loughlinstown Hospital and Rathmichael School. Ultimately, he came to hold about 184 acres of land at Shanganagh, most of which he farmed. Some of the land he sold off as building plots, presumably to meet some immediate need for cash, and it was on these that houses such as Arisaig, Woodhank, Cremorne and Knockoulart were built. He became the ground landlord of not only those new houses, but also of older houses such as Beechiands.

Shanganagh Park was vacant for a while after Patrick Field bought it and he seems to have carried out some improvements on the house. It is likely, though, that the wing with the billiard room was added later, around 1914. This sumptuous room with its panelling was the showpiece of the house until it was destroyed by fire in January 1992. The Field family remained in Shanganagh Park until the late 1950's though Patrick Field died in 1924 and his son, Patrick, died in 1950. It was the younger Patrick Field who, in 1928, gave land to the parish on which, in 1933, St Anne's Church was built. Shanganagh Park was vacant for a time around 1960, after which Dr. M A Baradi moved in. He stayed until the house and its land were acquired by Dublin County Council in 1978 for building development.

In 1987, the original gateway and gates to Shanganagh Park House were removed from Shanganagh Road by the County Council. After cleaning and restoration, they were erected opposite Shanganagh Cemetery as the entrance to the new park and playing fields which, appropriately enough, have been named Shanganagh Park. This history was kindly supplied by the Rathmichael Historical Society.

### **Protected Structure**

The existing house is a protected structure but no works are proposed to the original House.

### **Conclusion**

This report concludes that the proposed extension will not impact unfavourably on the protected structure.