ENVIRONMENTAL CONSULTANTS

APPROPRIATE ASSESSMENT SCREENING REPORT

Dundrum Living Streets Project

Dundrum Living Streets, phase 1, Main Street and Sandyford Road, Dundrum, Co. Dublin.

November 2026

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Abbreviations

Abbreviation	Term
AA	Appropriate Assessment
BOCCI	Birds of Conservation Concern in Ireland
CJEU	Court of Justice of the European Union
EC	European Commission
IROPI	Imperative Reasons of Overriding Public Interest
LSE	Likely Significant Effects
NHA	Natural Heritage Areas
NIS	Natura Impact Statement
pNHA	proposed Natural Heritage Areas
OPR	Office of the Planning Regulator
SCI	Special Conservation Interest
TFEU	Treaty on the Functioning of the European Union
UNESCO	United Nations Educational, Scientific and Cultural Organisation

Definitions

Definition	Term
Appropriate Assessment (AA)	An assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas
Department of Environment, Heritage, and Local Government	The previous name for Department of Housing, Local Government and Heritage. The Irish government department responsible for housing, local government (including planning) and heritage.
Effect	Outcome to an ecological feature from an impact, e.g., the effects on an animal population from the loss of a hedgerow.
European Commission (EC)	The executive body of the European Union responsible for proposing legislation, enforcing European law, setting objectives and priorities for action, negotiating trade agreements, and managing and implementing European Union policies and the budget.
Habitats Directive (92/43/EEC)	European Directive relevant to on the conservation of natural habitats and of wild fauna and flora
Impact	Actions resulting in changes to an ecological feature, e.g., the construction activities of a development removing a hedgerow.
Natura 2000 / European Site	A network of sites selected to ensure the long-term survival of Europe's most valuable and threatened species and habitats. European site" replaced the term "Natura 2000 site" under the EU (Environmental Impact Assessment and Habitats) Regulations 2011 S.I. No. 473 of 2011
Receptor	Environmental components that may be affected, adversely or beneficially, by the project.
Special Protection Areas (SPAs).	Sites classified in accordance with Article 4 of the EC Birds Directive (79/409/EEC) which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex 1 of the Directive), and for regularly occurring migratory Species.
Special Areas of Conservation (SACs)	Areas of protected habitats and species as defined in the Habitats Directive (92/43/EEC).
Qualifying Interest (QI)	Relates to the habitats and/or (non-bird) species for which an SAC or SPA is selected
Zone of Influence (ZoI)	Spatial extent of potential impacts resulting from the project.

1 Introduction

DBFL Consulting Engineers appointed ID Environmental Consultants Ltd to prepare an Appropriate Assessment Screening Report for the proposed Dundrum Living Streets Phase 1 development, located along Main Street and Sandyford Road, Dundrum, Co. Dublin. The proposed development aims to deliver objectives outlined in the Dundrum Local Area Plan 2023, focusing on improving the public realm, enhancing facilities for sustainable transport modes and upgrading key junctions.

The Dundrum Living Streets project was initially considered as a wider study area during the options assessment and scheme development process. This wider consideration informed the overall approach to public realm and active travel improvements within Dundrum. The scheme now being brought forward through the Part 8 process represents Phase 1 of the wider Dundrum Living Streets project and comprises a clearly defined and independently deliverable package of works. The remaining elements of the wider project are intended to be progressed separately as Phase 2, subject to further design development, Assessment and the appropriate statutory approval process.

Notwithstanding this phased approach to delivery, the current scheme has not been considered in isolation. The relationship between Phase 1 and the wider Living Streets project has been recognised throughout the assessment process, with potential cumulative and in-combination effects considered, where relevant, as part of the environmental assessments accompanying the current Part 8 application.

The following report has been prepared to provide Information on the ecological status of the proposed works site. The report includes a general ecological assessment of the site, including designated sites. This report has been prepared to provide the Information necessary for the competent authority to conduct an Article 6[3] Appropriate Assessment (AA) Screening of the Proposed Development.

This report updates the previous Appropriate Assessment Screening Report for the Dundrum Living Streets Project. The update incorporates a confirmatory ecological walkover undertaken on 19 September 2026 and the site layout drawings supplied by DBFL Consulting Engineers (Appendix 2). The original ecological survey findings are retained, with the September 2026 observations supplementing the baseline for the areas inspected.

1.1 Statement of Authority

This report was completed by Tomasz Szlaga. Tommy Szlaga, B.Sc. (Hons) QCIEEM, is a Project Ecologist with ID Environmental Consultants (IDEC) and joined the company following a six-month internship in 2024. He graduated from Munster Technological University, where he completed a BSc (Hons) in Wildlife Biology (Level 8) and was awarded the MTU Faculty of Science and Informatics Award in 2025 for achieving the highest overall GPA in his class.

Tommy has direct professional experience in ecological Assessment, Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) preparation across a broad range of development types, including renewable energy, residential, infrastructure, wastewater, urban and coastal developments. His experience includes AA and ecological Assessment of renewable energy developments in Counties Cork, Westmeath and

Kilkenny, as well as contributing to the NIS for the Shelbourne Solar project in County Wexford. He has also contributed to AA and NIS work on large-scale urban development in County Clare; wastewater infrastructure at Lismore, Longwood and Ratoath; one-off residential developments; urban infrastructure in Dublin; and coastal infrastructure at Dún Laoghaire Harbour and Howth. This experience has provided a broad understanding of the potential ecological and European site considerations associated with different development types and settings.

This project was completed by Mirthe Kuperus (MSc, MA, BA) of ID Environmental Consultants. Mirthe is an Environmental researcher with a background in Environmental Studies & Sustainability Science and International Relations, specialising in biodiversity metrics, rewilding, and biodiversity net gain (BNG). Her work includes applying Defra's Biodiversity Metric at Knepp Rewilding and supporting Make it Wild's BNG journey. Mirthe has also contributed to international conservation initiatives through research with the Global Rewilding Alliance and hands-on fieldwork with the Environment Agency of Iceland. She joined ID Environmental Consultants in February 2026.

This report was reviewed by Ian Douglas (MSc, BSc, H Cert.Ag) of ID Environmental Consultants. Ian is an ecologist and environmental consultant with over 12 years of professional experience in Appropriate Assessment (AA), Ecological Impact Assessment (EcIA), habitat assessment, soil science, GIS mapping and biodiversity management. Since 2021, he has been involved in the delivery of ecological services for Uisce Éireann projects, including water network upgrades, water and wastewater treatment plant developments and emergency water storage infrastructure. His work has included pre-construction ecological surveys of habitats, mammals, birds, and bats; assessments of potential impacts on European Sites and other designated conservation sites; and developing and implementing ecological mitigation measures. His experience also extends to major infrastructure developments, including road schemes, wind farms, solar energy developments and battery energy storage systems. This includes ecological field surveys, impact assessments, preparing environmental reports, and providing Ecological Clerk of Works (ECoW) services during construction. In addition, he has considerable experience in biodiversity enhancement and Biodiversity Net Gain (BNG), including baseline ecological assessments, preparing biodiversity management plans, and implementing and monitoring habitat creation, restoration, and enhancement measures. Having previously worked in environmental consultancy in England and Australia, Ian joined Flynn Furney Environmental Consultants in 2018 and continues to serve as Associate Director. He established ID Environmental Consultants in 2021.

1.2 Relevant Legislation and Overall Screening Methodology

The methodology for this screening statement is set out in a document prepared for the Environment DG of the European Commission entitled 'Assessment of plans and projects significantly affecting Natura2000 sites: Methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC' (European Commission, 2019). This report and any contributory fieldwork were carried out in accordance with guidelines given by the Department of Environment, Heritage, and Local Government (2009, amended 2010).

The process is set out in Articles 6(3) and 6(4) of the Habitats Directive and is commonly referred to as 'Appropriate Assessments' (which, in fact, refers to Stage 2 in the sequence under the Habitats Directive Article 6 assessment). Article 6 of the Habitats Directive sets out provisions which govern the conservation and

management of Natura 2000 sites. Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the (Natura2000) site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate Assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the Assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4) of the same directive states:
"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

The proponent of the plan or project is responsible for providing the relevant Information (ecological surveys, research, analysis, etc.) for submission to the 'competent national authority'. Having satisfied itself that the Information is complete and objective, the competent authority will use this Information to screen the project, i.e., to determine if an AA is required and to carry out the AA, if one is deemed necessary. The competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.

1.3 Case law

The European Court of Justice has made a number of relevant rulings in relation to when an Appropriate Assessment is required and its purpose: "*Any plan or project not directly connected with or necessary to the management of the site is to be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives if it cannot be excluded, on the basis of objective information, that it will have a significant effect on that site, either individually or in combination with other plans or projects*" and that the plan or project may only be authorised "*where no reasonable scientific doubt remains as to the absence of such effects*".

A list of relevant rulings to the proposed project is provided below:

Table 1: Case law relevant to this AA Screening for the Proposed Development

Case	Ruling
People Over Wind and Sweetman v Coillte Teoranta (C-323/17)	The ruling of the CJEU in this case requires that any conclusion of 'no Likely Significant Effect' on a European site must be made prior to any consideration of measures to avoid or reduce harm to the European site. The determination of Likely Significant Effects should not, in the opinion of the CJEU, constitute an attempt at detailed technical analyses. This should be conducted as part of the AA.
Waddenzee (C-127/02)	The ruling in this case clarified that AA must be conducted using the best scientific knowledge and that there must be no reasonable scientific doubt in the conclusions drawn. The Waddenzee ruling also provided clarity on the definition of 'significant effect', which would be any effect from a plan or project which is likely to undermine the conservation objectives of any European site.
Holohan and Others v An Bord Pleanála (C-461/17)	The conclusions of the Court in this case were that consideration must be given during AA to: effects on qualifying habitats and/or species of a SAC or SPA, even when occurring outside of the boundary of a European site, if these are relevant to the site meeting its conservation objectives; and effects on non-qualifying habitats and/or species on which the qualifying habitats and/or species depend, and which could result in adverse effects on the integrity of the European site.
T.C. Briels and Others v Minister van Infrastructuur en Milieu (C-521/12)	The ruling of the CJEU in this case determined that compensatory measures cannot be used to support a conclusion of no adverse effect on site integrity.

1.4 Guidance Documents

This report has been prepared with regard to the following guidance documents on Appropriate Assessment, where relevant:

Table 2: List of relevant guidance documents

Name	Description
Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities	National guidance on Appropriate Assessment 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	Circulars issued by the Department of Environment, Heritage and Local Government with guidance relating to Appropriate Assessment. Circular NPWS 1/10 & PSSP 2/10 (2010)

Name	Description
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	The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Articles 6(3) and (4) of the Habitats Directive. European Commission Environment Directorate-General (2001 and updates April 2015 and September 2021).
Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC	Publication to the Member States with an interpretation of certain concepts in Article 6 of the Habitats Directive. EC Environment Directorate-General (2018)
Communication from the Commission on the precautionary principle.	Publication relating to the use of the precautionary principle. European Commission (2000)
Appropriate Assessment Screening for Development Management. Practice Note PN01.	Publication from the Office of the Planning Regulator relating to screening for Appropriate Assessment. OPR (March 2021)

2 Methodologies

This screening report was informed by a desktop study, the ecological field surveys undertaken in 2025, and a confirmatory ecological walkover undertaken on 19 September 2026. The screening then incorporated the following steps (broadly based on EC [2000]):

- Determine if the proposed works are directly connected with or necessary to the management of the site;
- Describe the proposed works;
- Describe the baseline environment;
- List 'Relevant' European sites which are those sites potentially connected to the proposed works by source-pathway-receptor linkages; and
- Conclude if linkages to 'Relevant' sites have the potential to give rise to Likely Significant Effects (LSE).

2.1 The Source-Pathway-Receptor Model

The standard 'source-pathway-receptor' conceptual model is a standard tool in environmental Assessment. In order 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 likelihood for the effect to occur. An example of this model is provided below:

- Source (s); – e.g. Piling;
- Pathway (s); e.g. Vibration; and
- Receptor (s); e.g. Underground otter resting site at risk of collapse

The model evaluates the receptors as the qualifying interests (QIs) for which individual European sites are designated, with reference to the latest conservation objectives from the National Parks and Wildlife Service (NPWS) website, or substitute detailed objectives from other European sites where only generic objectives are available.

European sites are at risk of significant effects from the proposed works where a source-pathway-receptor link exists between any element of the proposed works and the European site. In order for an impact to occur there must be a risk enabled by having a 'source' (e.g. proposed works), a 'receptor' (e.g. a SAC/SPA or their QI habitats/species), and a pathway between the source and the receptor (e.g. a watercourse which connects the impact source at a site of proposed works to a SAC/SPA). The risk of the impact does not automatically mean it will occur, nor that it will be significant. However, identifying the risk means there is a possibility of ecological or environmental impact, with the level and significance of the impact depending on the nature and exposure to the risk and the characteristics of the receptor.

2.2 The Precautionary Principle

The Precautionary Principle has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: "When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis". Reasoned application of the 'Precautionary Principle' is fundamental to the Screening Stage (and AA). The precautionary principle is referenced in Article 191 of the Treaty on the Functioning of the European Union (TFEU). It relates to an approach to risk management: if a given policy or action might cause harm to the public or the environment, and there is still no scientific consensus on the issue, the policy or action should not be pursued.

The precautionary principle prevails where 'reasonable scientific doubt' cannot be ruled out. Known threats to QIs of relevant sites are analysed to avoid overlooking subtle or far-field effect pathways. The duration of potential effects is a key consideration, particularly because the European Court of Justice has recently ruled—albeit with reference to priority habitats—that effects on site integrity must be "lasting".

2.3 Likely Significant Effect

The threshold for a Likely Significant Effect (LSE) is treated in the screening exercise as being above a de minimis level.[1] . The opinion of the Advocate General in CJEU case C-258/11 outlines:
"the requirement that the effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on a European site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill."

In this Assessment, therefore, 'relevant' European sites are those within the potential ZOI of activities associated with the construction and operation of the Proposed Development, where LSE pathways to European sites were identified through the source-pathway-receptor model.

[1] Sweetman v. An Bord Pleanála (Court of Justice of the EU, case C-285/11). A de minimis effect is a level of risk that is too small to be concerned with when considering ecological requirements of an Annex I habitat or a population of Annex II species present on a European site necessary to ensure their favourable conservation condition. If low level effects on habitats or individuals of species are judged to be in this order of magnitude and that judgment has been made in the absence of reasonable scientific doubt, then those effects are not considered to be likely significant effects.

2.4 Desktop Study

Prior to the main fieldwork contributing to this Assessment, a desktop survey of available information sources was carried out. These included:

- The NPWS Protected Species Database and Online Mapping
- Data on waterbodies, available for download and interrogation from the Environmental Protection Agency (EPA) web map service (Environmental Protection Agency, 2018);
- Information on the location, nature and design of the Proposed Development supplied by the applicant's design team;
- Review of previous and current planning applications for the subject site and local area via the Dún Laoghaire–Rathdown Council's[2] and the An Coimisiún Pleanála[3].
- Desk research included a review of records available through the National Biodiversity Data Centre mapping system. These included rare and protected species. Records were requested for all species appearing within the study area or immediately surrounding the study area (2km)[4].
- Data held on the NPWS Article 17 datasets for protected species[5]

2.5 Ecology Surveys

Multiple surveys were conducted in August 2025. Habitats were identified, mapped, and classified, and dominant plant species were noted in accordance with guidelines from the JNCC (2007) and The Heritage Council (2010). Habitats were classified as per Fossitt (2000). Plant nomenclature follows the BSBI's List of Accepted Plant Names (BSBI, 2007). Fauna surveys were carried out during this multidisciplinary walkover survey to detect field signs such as tracks, markings, feeding signs, and droppings, as well as through direct observation. Mammal surveys followed NRA (2009) guidance for birds and mammals.

A confirmatory ecological walkover was undertaken by Mirthe Kuperus on 19 September 2026 to review the current ecological conditions within the inspected parts of the proposed development area. The walkover covered accessible areas of Main Street and Sandyford Road within and immediately adjoining the proposed works area.

The inspected areas comprised a heavily urbanised streetscape dominated by roads, footpaths, buildings, commercial premises and other artificial surfaces. Vegetation was limited to small areas of amenity planting, sparse roadside vegetation and existing roadside trees.

No Third Schedule invasive non-native plant species were recorded in the areas inspected. No additional habitat features or other biodiversity concerns were identified during the walkover. The observations supplement the previous ecological surveys and relate specifically to the areas inspected on 19 September 2026.

[2] https://www.dlrcoco.ie/planning
[3] https://www.pleanala.ie/en-ie/home
[4] https://maps.biodiversityireland.ie/Map
[5] https://www.npws.ie/maps-and-data/habitat-and-species-data/article-17

3 Project Description

The proposed development comprises Phase 1 of the Dundrum Living Streets project, involving public realm and streetscape improvements along Main Street and Sandyford Road, Dundrum, Co. Dublin. The works include improvements to pedestrian facilities and accessibility, upgraded paving and public realm treatments, landscaping, street tree planting, rain gardens, street furniture and improvements to the public space around Holy Cross Church. Existing traffic and cycling arrangements will generally be retained, with localised adjustments to parking, loading and pedestrian crossing facilities. The proposed works are described in detail in the accompanying Part 8 and Preliminary Design Report and associated drawings provided in Appendix 1.

Figure 1: Site Location Map



3.1 Site of Works

The proposed Phase 1 development is located within Dundrum Village, Co. Dublin, and extends along approximately 417 m of Main Street, between Dundrum Crossroads and the Dundrum Bypass/Main Street junction, and approximately 385 m of Sandyford Road, between the Ballinteer Road junction and the entrance to Riversdale Apartments. The works are primarily confined to existing road corridors and adjoining hardstanding areas within an established urban environment comprising residential, commercial and retail development.

The wider Dundrum Living Streets study area considered during earlier scheme development included

additional roads and surrounding areas. Ecological Information collected within this wider area has been retained where relevant to the Assessment. Still, these areas do not form part of the current Phase 1 works unless included within the Part 8 application boundary.

3.2 Section 1 – Main Street

Section 1 – Main Street The proposed works on Main Street retain the street layout as it has operated since the temporary measures were introduced in 2020 and transition it to a permanent public realm scheme. The one-way northbound arrangement for general traffic is retained from Dundrum Cross to the Old Dundrum Shopping Centre access, as is the existing two-way operation over the northern c. 90m of the street to the Dundrum Bypass junction, with existing bus routes and stops, on-street parking, loading bays and servicing access maintained. The segregated southbound contra-flow cycle track is retained and upgraded along the full length of the street, with northbound cyclists continuing to share the traffic lane with general traffic, and the existing footpaths and pedestrian crossings are retained and enhanced. The temporary materials will be replaced with high-quality paving, landscaping, seating, cycle parking, and streetscape improvements, with tree planting and SuDS planting provided where feasible to connect to the mature tree line on Sandyford Road.

The traffic lane is approximately 3.2m wide and the contra-flow cycle track approximately 2m wide. Most on-street parking is retained; the existing accessible parking space is relocated; additional EV charging and age-friendly parking spaces are provided; and cycle parking increases from 9 to 12 stands. A new plaza is created in front of Holy Cross Church, with a distinctive paving treatment extending across the carriageway, circular paving reflecting the church forecourt, seating, landscaping, and tree planting, with delineation of pedestrian, cycle, and vehicular areas. The three existing ash trees at the northern end of the street will be removed and replaced with alternative street tree species. The undergrounding of the overhead ESB lines is being investigated with ESB Networks, with public lighting moved from the ESB poles to independent columns.

3.3 Section 2 – Sandyford Road

The proposed works on Sandyford Road follow the existing street arrangement from Dundrum Cross toward the south. At the northern end of the route, the single northbound traffic lane and the segregated southbound contra-flow cycle track are retained and made permanent, with the footpaths and paving on both sides upgraded as part of the wider public realm scheme. From the pedestrian entrance to Dundrum Shopping Centre toward the Sandyford Road car park and the apartment complexes beyond, the street continues to operate as a two-way carriageway shared by cyclists and general traffic, with the carriageway narrowed, footpaths widened and on-street parking retained where practicable.

The scheme terminates at the entrance to the Riversdale Apartments and Overend House, where it ties into the existing two-way arrangement of the street to the south. The two-way segregated cycle track between this point and the Sandyford Road / Wyckham Way / Overend Avenue junction does not form part of this scheme and is to be progressed separately. The existing pedestrian crossings within the section are upgraded, and existing bus services and stops are retained, while the footpaths and public realm are finished in high-quality materials with additional landscaping and tree planting where space allows, strengthening the existing line of mature trees along Sandyford Road. At the Sandyford Road car park entrance, school zone measures are incorporated and the existing pedestrian crossing is relocated to align with the new footpath through the centre of the car park, providing a more direct route to Holy Cross National School. Parking bays for motorcycles and mopeds are provided outside the Dundrum Town Centre entrance, and the four existing cycle

stands on Sandyford Road are retained.

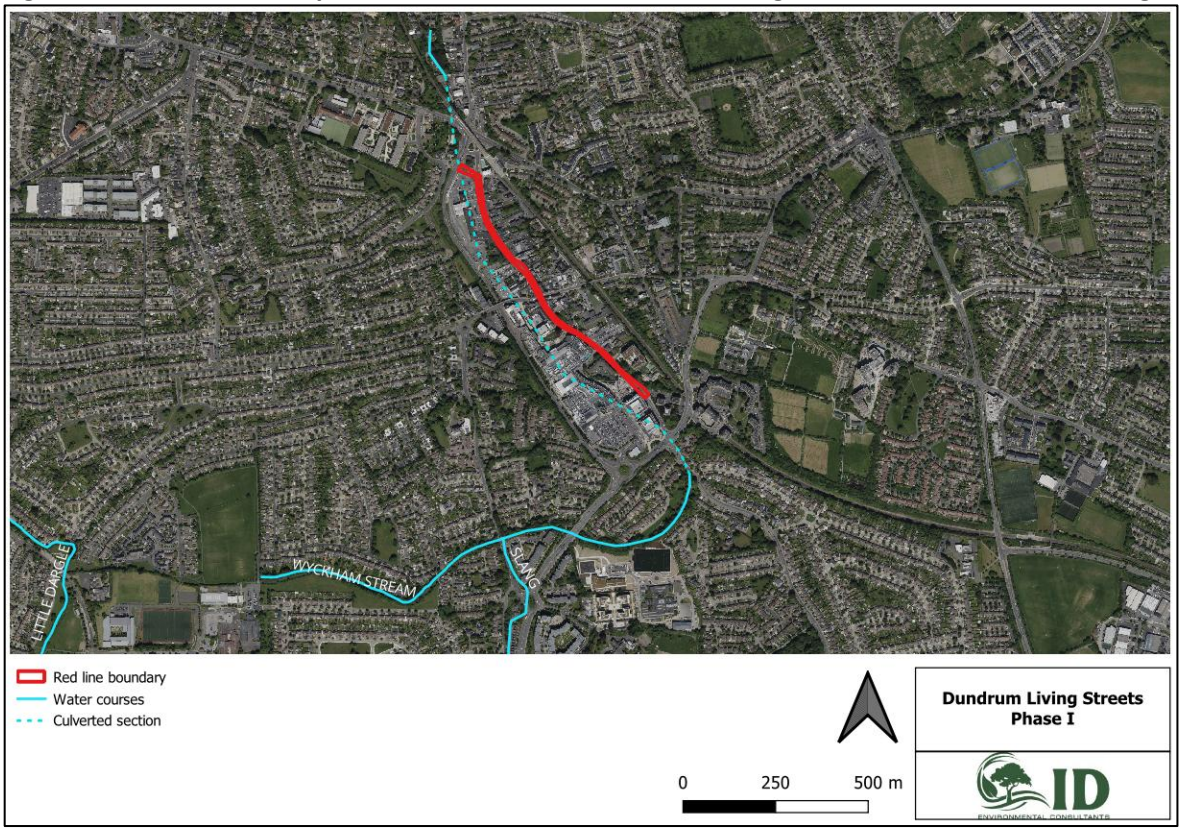
3.4 Watercourses and Surface Water Bodies

The nearest identified watercourse to the proposed development site is the River Slang, a tributary of the River Dodder within the Liffey Catchment. In the vicinity of Dundrum Town Centre, the River Slang has been entirely culverted, flowing through a subsurface-engineered channel beneath the built environment.

According to the Environmental Protection Agency's (EPA) Water Framework Directive (WFD) monitoring data for the 2019–2024 reporting period, the River Slang is classified as having "Moderate" ecological status. While the Dodder River system itself is not designated under the EU Birds or Habitats Directives, it ultimately discharges into Dublin Bay, which supports several European sites, including South Dublin Bay SAC (Site Code: 000210) and South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024).

As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the site lies within the River Slang catchment. The proposed surface water drainage infrastructure will connect to the existing surface water network, which ultimately discharges to the River Slang via existing outfalls. No direct discharge to the River Slang is proposed.
Some existing gullies appear to connect to the combined sewer network, and the routing of certain existing connections and outfalls remains to be confirmed. This includes the drainage serving a low-lying section of Ballinteer Road outside the site boundary. This section lies within the River Slang catchment, and its drainage is understood to discharge to the River Slang culvert. Further investigation is required to confirm the full drainage route.

Figure 2: Watercourse map EPA dataset and dotted line showing culverted section of the Slang



3.5 Groundwater

Groundwater vulnerability is a term used to represent the natural ground characteristics that determine the ease with which infiltrating water and potential contaminants may reach groundwater in a vertical or subvertical direction. Groundwater vulnerability was assessed using publicly available data sets from the Geological Survey of Ireland GIS web viewer. Groundwater vulnerability was “moderate” at the proposed works' site.

3.6 Invasive Species

The Wildlife Acts, 1976 and 2000, contain several provisions relating to Invasive Non-Native Species (INNS), covering several sections and subsections of the Acts. It is prohibited, without a licence, to plant or otherwise cause to grow in a wild state, in any place in the State, any species of flora, or the flowers, roots, seeds or spores of invasive flora listed on the Third Schedule.

Articles 49 and 50 of the aforementioned Acts set out the legal implications associated with alien invasive species and Schedule 3 (the Third Schedule) of the regulations lists non-native species subject to the restrictions of Articles 49 and 50, which make it an offence to plant, disperse, allow dispersal or cause the spread of invasive species.

No Third Schedule invasive species were identified within or directly adjacent to the proposed development site. The Dundrum Town Centre area comprises a heavily modified landscape, with the majority of vegetation cover consisting of non-native ornamental shrubbery. Species with a medium ecological impact, including butterfly bush (*Buddleja davidii*) and sycamore (*Acer pseudoplatanus*), were recorded during site visits. However, these species do not require any management actions.

No Third Schedule invasive non-native plant species were recorded in the areas inspected during the confirmatory walkover on 19 September 2026. No additional invasive-species constraint was identified within these areas.

3.7 Habitats and Flora

Habitats were identified, mapped, and classified and dominant plant species were noted in accordance with the guidelines given by Fossitt (2010). Habitats were classified as per Fossitt (2000). Plant nomenclature follows the BSBI’s List of Accepted Plant Names (BSBI, 2007). The survey timings fall within the recognised optimal period for vegetation surveys/habitat mapping, i.e., April to September (Smith et al., 2011). The habitat assessment surveys described in this report have been undertaken with reference to the following guidelines and interpretation documents:

- Fossitt, J.A. (2000) A Guide to Habitats in Ireland. The Heritage Council, Kilkenny.
- Smith, G.F., O’Donoghue, P., O’Hora, K. and Delaney, E., 2011. Best practice guidance for habitat survey and mapping. The Heritage Council: Ireland.
- JNCC. (2010). Handbook for Phase 1 habitat survey - A technique for environmental audit.
- Commission of the European Communities (2007) Interpretation manual of European Union habitats. Eur 27. European Commission DG Environment.

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Habitats considered to be of ecological significance, particularly those having the potential to correspond to those listed in Annex I of the EU Habitats Directive 92/43/EEC, were identified and classified as Key Ecological Receptors (KERs). Field surveys focusing on flora and habitat were carried out on the 30 August 2025. The desktop assessment of recorded flora via the NBDC[6] shows no records of protected or rare flora within 2km of the subject lands. No protected species were recorded within or adjacent to the development site during field surveys. The following habitat types were recorded within the survey area.

The confirmatory walkover on 19 September 2026 found that the inspected areas remained predominantly characterised by Buildings and Artificial Surfaces (BL3), with limited amenity planting, sparse roadside vegetation and existing trees. No additional habitat types or notable botanical features were recorded within these areas.

No additional biodiversity concerns associated with the vegetation and trees inspected were noted during the walkover.

3.8 Habitat Description

The proposed Phase 1 works are primarily located within existing urban roadways and associated hardstanding areas along Main Street and Sandyford Road. The wider ecological survey area also included Dundrum Bypass and Wyckham Way, and relevant baseline habitat observations from these areas are retained for context. The surrounding landscape comprises a mix of established residential, commercial, and retail developments, which conforms to the habitat classification **Buildings and Artificial Surfaces (BL3)**. Additional habitats recorded include **Treelines (WL2)** of lime (*Tilia × europaea*) bordering the footpaths along the southern side of Dundrum Bypass, while birch (*Betula* spp.) treelines are found along Main Street and Sandyford Road. **Hedgerows (WL1)**, primarily composed of sycamore (*Acer pseudoplatanus*), with some ash (*Fraxinus excelsior*), birch (*Betula* spp.), willow (*Salix* spp.), bramble (*Rubus fruticosus* agg.), and butterfly bush (*Buddleja davidii*), are present along the eastern boundary of Dundrum Bypass and wrap around the southern edge of Wyckham Way. **Amenity Grasslands (GA2)** occur adjacent to residential housing east of Dundrum Bypass.

3.9 Fauna

Otters, along with their breeding and resting places, are protected under the provisions of the Wildlife Act, 1976, as amended by the Wildlife (Amendment) Act, 2000. Otters have additional protection because of their inclusion in Annex II and Annex IV of the Habitats Directive, which is transposed into Irish law in the European Communities (Natural Habitats) Regulations (S.I. 94 of 1997), as amended—a dedicated otter survey which extended 150m upstream and downstream of the Slang river. No evidence or suitable otter habitat was found within or adjacent to the site of works.

[6] https://maps.biodiversityireland.ie/Map

3.10 Birds

Breeding-season surveys were undertaken on the Proposed Development site in September 2025. Wintering surveys were carried out in November 2025.

All species recorded were typical of an urban environment and included swift (*Apus apus*), common starling (*Sturnus vulgaris*), lesser black-backed gull (*Larus fuscus*), black-headed gull (*Chroicocephalus ridibundus*), herring gull (*Larus argentatus*), common blackbird (*Turdus merula*), feral pigeon (*Columba livia domestica*), Eurasian jackdaw (*Corvus monedula*), chaffinch (*Fringilla coelebs*) and rook (*Corvus frugilegus*).

Gull species were particularly active during the survey period and were frequently observed flying, circling, calling, foraging and occasionally roosting within and above the site. Mixed groups often congregated and squabbled over food scraps, resulting in near-constant vocal activity typical of urban gull assemblages.

Wintering-season observations recorded a range of waterbirds using the wider area, including black-headed gull (*Chroicocephalus ridibundus*), herring gull (*Larus argentatus*) and lesser black-backed gull (*Larus fuscus*). A wide variety of passerines was also recorded throughout the winter period. These included coal tit (*Periparus ater*), blackbird (*Turdus merula*), song thrush (*Turdus philomelos*), robin (*Erithacus rubecula*), blue tit (*Cyanistes caeruleus*), chaffinch (*Fringilla coelebs*) and wren (*Troglodytes troglodytes*). Additional passerine species such as collared dove (*Streptopelia decaocto*), feral pigeon (*Columba livia domestica*), hooded crow (*Corvus cornix*), jackdaw (*Corvus monedula*), magpie (*Pica pica*), pied wagtail (*Motacilla alba*), rook (*Corvus frugilegus*) and starling (*Sturnus vulgaris*) were also present. Observed behaviours included perching, foraging, roosting, local commuting and vocalising.

3.11 Bats

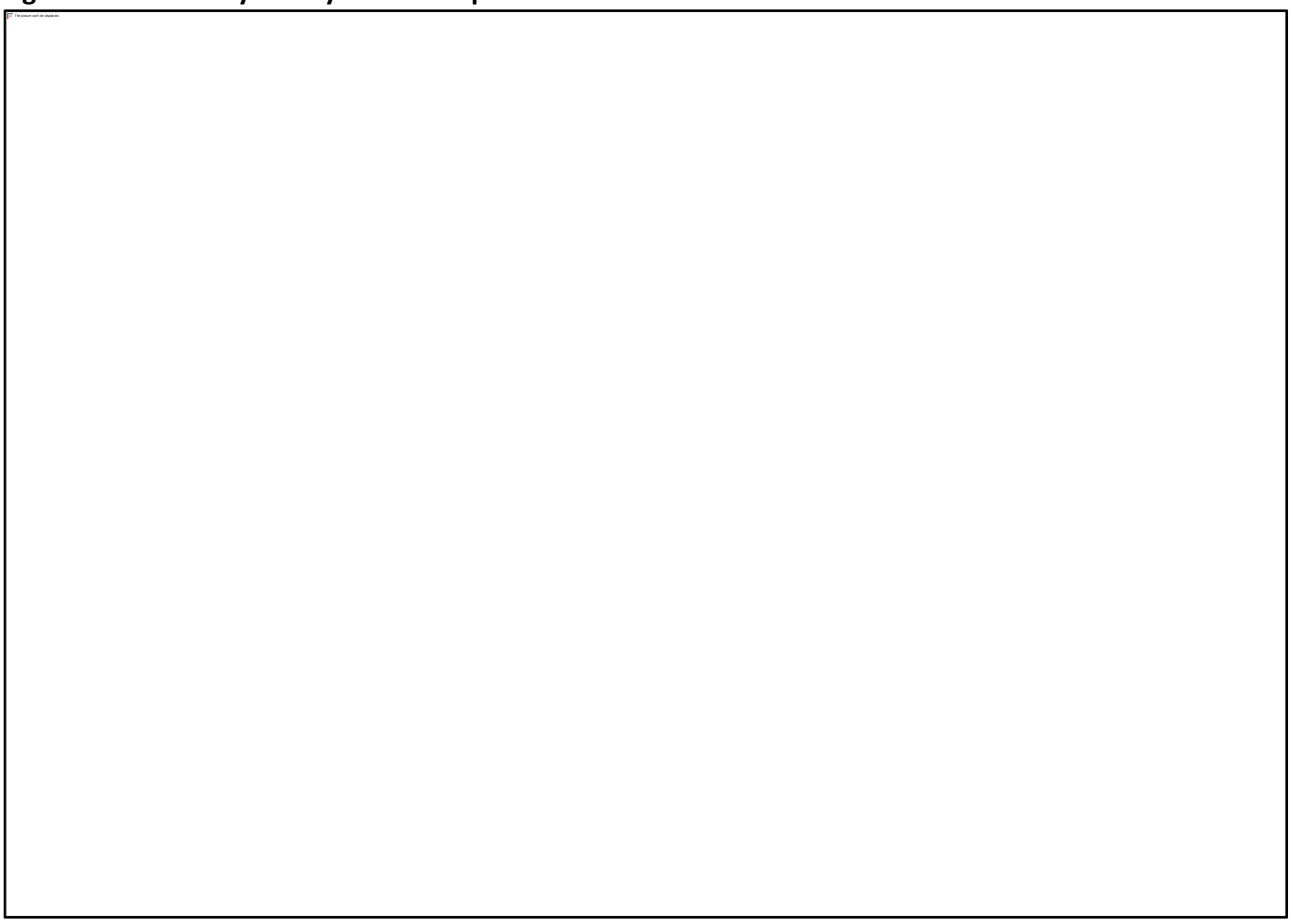
All nine species of Irish bats (Roche and Torsney, 2021) are protected under the Habitats Directive 92/43/EEC' (European Commission, 2019), with all species listed under Annex IV of the Directive, meaning that there is protection for bats, their breeding and resting sites. Also, the lesser horseshoe bat (Rhinolophus hipposideros) is an Annex II-listed species. The Directive was enacted into Irish law through the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011). In addition, Irish species are further protected by national legislation (Wildlife Acts 1976-2022). Under this legislation, it is an offence to intentionally disturb, injure, or kill a bat or its roost. Any work at a roost site must be carried out with the agreement of the National Parks and Wildlife Service (NPWS).

A bat transect survey was undertaken following the route of the proposed road works area to assess bat activity and potential usage of the site by commuting or foraging bats. The survey was conducted in accordance with best practice guidance as outlined in "Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023)", published by the Bat Conservation Trust. Echolocation recordings were conducted using a handheld Echo Touch Meter Pro 2. Recordings were stored for later analysis. Bat sonograms were manually analysed and identified to species level using specialist software, Wildlife Acoustics Kaleidoscope Viewer Pro.

The proposed development site was recorded as having negligible bat roosting and foraging potential due to a lack of connectivity and suitable roost features, and to high levels of noise and light pollution associated with heavily developed and urbanised areas.

No roosts were identified during the transect; a single common pipistrelle (heard, not seen) was identified. A full account of survey findings is included in Figure 2.

Figure 3: Bat activity survey results map



4 Possible Impacts

This section describes the potential sources of ecological impact arising from the project.

4.1 Construction Phase Impacts

Impact sources exist during the construction phase that has the potential to interact with ecological features within and connected to the proposed development site:

- The Loss or degradation of vegetation and habitats within the proposed works area and associated fragmentary impacts
- Deterioration of water quality within local watercourses arising from surface water run-off during site preparation and construction
- Noise and vibration resulting in disturbance.

Potential construction-phase effects associated with the Phase 1 works include temporary disturbance, localised vegetation removal and the mobilisation of sediment or pollutants through existing surface-water drainage infrastructure, where hydrological pathways are present.

4.2 Operational Phase Impacts

- The proposed development comprises permanent public realm and streetscape improvements within existing urban road corridors. Potential operational-phase pathways, including changes to surface-water runoff, drainage arrangements and lighting, have been considered in the context of the proposed design and existing urban environment. The potential for effects on European sites through these pathways is assessed in Section 5.

4.3 Cumulative Impact

- Potential cumulative and in-combination effects with other plans and projects have been considered, including the relationship between the proposed Phase 1 development and the wider Dundrum Living Streets project. The remaining elements of the wider project are intended to progress separately as Phase 2, subject to further design development, Assessment, and statutory approval. Other relevant planned or ongoing developments in the surrounding area are also considered, where potential pathways for effects on European sites exist. The Assessment of potential in-combination effects is presented in Section 5.2.

4.4 Zones of Influence and Potential Impacts or Effects

The Zone of Influence (ZoI) of a proposed development is the area within which ecological features may be affected by its construction or operation, including associated ancillary activities. In accordance with NRA (2009) and CIEEM (2018, updated September 2024), the ZoI is determined by considering the nature, extent, magnitude and duration of potential impacts, the presence of pathways through which these impacts may occur, and the sensitivity of ecological receptors within the receiving environment.

Different impacts may have different geographical extents, and the ZoI is therefore not defined by a single fixed distance. Rather, it encompasses areas within which potential source–pathway–receptor connections exist. Ecological features located beyond the immediate development boundary may fall within the ZoI where ecological, hydrological or other functional connectivity exists.

Based on the nature and scale of the Proposed Development, the receiving environment and the potential pathways for ecological effects, the following zones of impact have been considered:

- **Habitat Loss, Fragmentation and Degradation:** All areas within the Proposed Development boundary, including temporary construction areas, access routes and associated infrastructure. The Assessment also considers adjoining habitats that may become fragmented, isolated or degraded as a consequence of the works.

- **Disturbance to Birds and Other Fauna:** A precautionary distance of 500 m from the Proposed Development has been considered for potential disturbance arising from noise, vibration, lighting,

visual disturbance and human activity. This distance is refined according to species sensitivity and the nature of the disturbance. For example, disturbance to otter breeding or resting sites is generally considered within 150 m of the works, while effects on other mammals and breeding birds are typically more localised, often within 50 m.

- **Water Quality and Hydrological Impacts:** All surface water features intersecting the Proposed Development or occurring within 100 m of the works, together with hydrologically connected upstream and downstream watercourses and associated habitats. The Assessment considers potential impacts arising from sedimentation, pollution, changes in drainage patterns and alterations to water quality or quantity.

- **Introduction or Spread of Invasive Alien Species (IAS):** The Proposed Development site, adjoining lands and habitats, and potential haul routes associated with the movement of construction materials, soil, machinery and vegetation. The Assessment considers the potential for construction activities to facilitate the introduction or spread of IAS within or beyond the development boundary.

- **Cumulative and In-Combination Effects:** Other existing, permitted or proposed developments and activities that may affect the same ecological receptors as the Proposed Development. A precautionary search area of 500 m has been considered for localised terrestrial impacts, with developments within 5 km upstream or downstream also considered where relevant hydrological connectivity exists. The Assessment is receptor-based and extends beyond these distances where necessary to identify potential cumulative effects arising through shared ecological pathways.

The overall ZoI encompasses these individual zones of impact and any additional areas with ecological connectivity to the Proposed Development, including adjoining woodlands, hedgerows, treelines, wetlands, watercourses and other semi-natural habitats.

Publicly available spatial datasets, including EPA waterbody and catchment mapping, NPWS designated site mapping and aerial imagery, were reviewed to identify potential ecological and hydrological connections between the Proposed Development and sensitive ecological receptors. These were considered alongside the field survey findings to establish the extent of the ZoI and identify Key Ecological Receptors (KERs) requiring further assessment.

The distances identified above represent precautionary assessment parameters rather than fixed limits of ecological effects. Where a potential impact pathway extends beyond these distances, the ZoI has been extended accordingly. Conversely, where no credible source–pathway–receptor connection exists, significant effects on the relevant ecological feature are not anticipated.

5 Designated Sites and Ecological Assessment

A desktop study was carried out as part of the screening process. This included a review of available literature on the site and its immediate environs. Sources of Information included the NPWS and National Biodiversity

Data Centre databases on protected sites and species.

5.1 Designated Sites

Sites designated for the conservation of nature in Ireland include:

- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)

SACs and SPAs form the European/Natura 2000 network of sites. It is these sites that are of relevance to the screening process for the Appropriate Assessment. SPAs and SACs are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. SPAs and SACs are designated under EU Habitats Directive, transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended.

Table 3: Source – Pathway – Receptor Assessment

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
South Dublin Bay and River Tolka Estuary SPA **004024**	3.8km	• Light-bellied Brent Goose (Branta bernicla hrota) [A046] • Oystercatcher (Haematopus ostralegus) [A130] • Ringed Plover (Charadrius hiaticula) [A137] • Grey Plover (Pluvialis squatarola) [A141] • Knot (Calidris canutus) [A143] • Sanderling (Calidris alba) [A144] • Dunlin (Calidris alpina) [A149] • Bar-tailed Godwit (Limosa lapponica) [A157] • Redshank (Tringa totanus) [A162] • Black-headed Gull (Chroicocephalus ridibundus) [A179] • Roseate Tern (Sterna dougallii) [A192] • Common Tern (Sterna hirundo) [A193] • Arctic Tern (Sterna paradisaea) [A194] • Wetland and Waterbirds [A999]	The Proposed Development is located outside the boundary of this SPA and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SPA is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which drains via the River Dodder to Dublin Bay. This provides an indirect hydrological pathway between the proposed works and the SPA. An indirect hydrological pathway to the SPA has been identified via the River Slang and River Dodder. Given the limited scale of the proposed works, the short duration of any pollution event arising from the works and the dilution expected along the drainage pathway and within the coastal waters of Dublin Bay, likely significant effects on the SPA from changes in water quality can be excluded. All works are confined to the existing urban and hardscape environment of Dundrum Town Centre. This area is already subject to high levels of anthropogenic noise and activity, and any bird species potentially present in the wider area are likely to be habituated to such urban disturbance.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
South Dublin Bay **SAC** **000210**	3.8km	• 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]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SAC is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which drains via the River Dodder to Dublin Bay. This provides an indirect hydrological pathway between the proposed works and the SAC. An indirect hydrological pathway to the SAC has been identified via the River Slang and River Dodder. Given the limited scale of the proposed works, the short duration of any pollution event arising from the works and the dilution expected along the drainage pathway and within the coastal waters of Dublin Bay, likely significant effects on the SAC from changes in water quality can be excluded. Based on the above, and taking into account the nature, scale, and location of the proposed works, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Glenasmole Valley **SAC** **001209**	6.5km	• Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
		Brometalia) (* important orchid sites) [6210] • Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] • Petrifying springs with tufa formation (Cratoneurion) [7220]	There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SAC. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Wicklow Mountains SPA **004040**	6.7km	• Merlin (Falco columbarius) [A098] • Peregrine (Falco peregrinus) [A103]	The Proposed Development is located outside the boundary of this SPA and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SPA. All works are confined to the existing urban and hardscaped environment of Dundrum Town Centre. This area is already subject to high levels of anthropogenic noise and activity, and any bird species potentially present in the wider area are likely to be habituated to such urban disturbance. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SPA has been identified, either alone or in combination with other plans or projects.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
North Bull Island **SPA** **004006**	7.3km	• Light-bellied Brent Goose (Branta bernicla hrota) [A046] • Shelduck (Tadorna tadorna) [A048] • Teal (Anas crecca) [A052] • Pintail (Anas acuta) [A054] • 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 totanus) [A162] • Turnstone (Arenaria interpres) [A169] • Black-headed Gull (Chroicocephalus ridibundus) [A179] • Shoveler (Spatula clypeata) [A857] • Wetland and Waterbirds [A999]	The Proposed Development is located outside the boundary of this SPA and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SPA is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which drains via the River Dodder to Dublin Bay. This provides an indirect hydrological pathway between the proposed works and the SPA. An indirect hydrological pathway to the SPA has been identified via the River Slang and River Dodder. Given the limited scale of the proposed works, the short duration of any pollution event arising from the works, and the dilution expected along the drainage pathway and within the coastal waters of Dublin Bay, significant effects on the SPA from changes in water quality can likely be excluded. All works are confined to the existing urban and hardscaped environment of Dundrum Town Centre. This area is already subject to high levels of anthropogenic noise and activity, and any bird species potentially present in the wider area are likely to be habituated to such urban disturbance.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
			Based on the above, and taking into account the nature, scale, and location of the proposed works, no risk of likely significant effects on this SPA has been identified, either alone or in combination with other plans or projects.
Knocksink Wood SAC 000725	8.5km	• Petrifying springs with tufa formation (Cratoneurion) [7220] • Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] • Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SAC. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
North Dublin Bay SAC 000206	8.8km	• 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]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SAC is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which .

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
		• Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] • Petalophyllum ralfsii (Petalwort) [1395]	Based on the above, and taking into account the nature, scale, and location of the proposed works, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Ballyman Glen SAC 000713	9.9km	• Petrifying springs with tufa formation (Cratoneurion) [7220] • Alkaline fens [7230]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SAC. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Dalkey Island SPA 004172	9.9km	• Roseate Tern (Sterna dougallii) [A192] • Common Tern (Sterna hirundo) [A193] • Arctic Tern (Sterna paradisaea) [A194]	The Proposed Development is located outside the boundary of this SPA and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SPA.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
			All works are confined to the existing urban and hardscaped environment of Dundrum Town Centre. This area is already subject to high levels of anthropogenic noise and activity, and any bird species potentially present in the wider area are likely to be habituated to such urban disturbance. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SPA has been identified, either alone or in combination with other plans or projects.
Rockabill to Dalkey Island **SAC** **003000**	10km	• Reefs [1170] • Phocoena phocoena (Harbour Porpoise) [1351]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SAC is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which drains via the River Dodder to Dublin Bay. This provides an indirect hydrological pathway between the proposed works and the SAC.An indirect hydrological pathway to the SAC has been identified via the River Slang and River Dodder. Given the limited scale of the proposed works, the short duration of any pollution event arising from the works

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
			and the dilution expected along the drainage pathway and within the coastal waters of Dublin Bay, likely significant effects on the SAC from changes in water quality can be excluded. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Howth Head **SAC** **000202**	14.2km	• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. The proposed Phase 1 works at Main Street and Sandyford Road, Dundrum, will connect to the existing surface water drainage network. No direct discharge to the River Slang or the SAC is proposed. The River Slang is culverted in the vicinity of Dundrum Town Centre. As set out in Section 1.9 of the Site-Specific Flood Risk Assessment, the existing surface water network ultimately discharges to the River Slang, which drains via the River Dodder to Dublin Bay. This provides an indirect hydrological pathway between the proposed works and the SAC. An indirect hydrological pathway to the SAC has been identified via the River Slang and River Dodder. Given the nature of the sites conservatiuon objectives no impacts are predicted.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
			Given the pathway and within the coastal waters of Dublin Bay, likely significant effects on the SAC from changes in water quality can be excluded. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.
Baldoyle Bay **SAC** **000199**	14.7km	• Mudflats and sand flats not covered by seawater at low tide [1140] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] • Mediterranean salt meadows (Juncetalia maritimi) [1410]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SAC. Within the vicinity of Dundrum Town Centre, the River Slang is fully culverted, flowing through a subsurface engineered channel beneath the built environment. As such, it does not provide a source–pathway–receptor linkage to any downstream European Site. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
Baldoyle Bay **SPA** **004016**	14.7km	• Light-bellied Brent Goose (Branta bernicla hrota) [A046] • Shelduck (Tadorna tadorna) [A048] • Ringed Plover (Charadrius hiaticula) [A137] • Golden Plover (Pluvialis apricaria) [A140] • Grey Plover (Pluvialis squatarola) [A141] • Bar-tailed Godwit (Limosa lapponica) [A157] • Wetland and Waterbirds [A999]	The Proposed Development is located outside the boundary of this SPA and there is no potential for direct effects. There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SPA. Within the vicinity of Dundrum Town Centre, the River Slang is fully culverted, flowing through a subsurface engineered channel beneath the built environment. As such, it does not provide a source–pathway–receptor linkage to any downstream European Site. All works are confined to the existing urban and hardscaped environment of Dundrum Town Centre. This area is already subject to high levels of anthropogenic noise and activity, and any bird species potentially present in the wider area are likely to be habituated to such urban disturbance. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SPA has been identified, either alone or in combination with other plans or projects.
Bray Head **SAC** **000714**	14.9km	• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030]	The Proposed Development is located outside the boundary of this SAC and there is no potential for direct effects.

Site Name Designation Site Code	Distance	Qualifying Interests	Likely Zone of Impact Determination
			There is no direct hydrological connection between the proposed works at Main Street and Sandyford Road, Dundrum (Phase 1) and this SAC. Within the vicinity of Dundrum Town Centre, the River Slang is fully culverted, flowing through a subsurface engineered channel beneath the built environment. As such, it does not provide a source–pathway–receptor linkage to any downstream European Site. On the basis of the above, and taking into account the nature, scale, and location of the proposed works, as well as the absence of any hydrological or ecological pathways, no risk of likely significant effects on this SAC has been identified, either alone or in combination with other plans or projects.

Figure 4: Designated Sites Map



5.2 Cumulative and In combination Effects

The Appropriate Assessment (AA) Screening considered whether the proposed Dundrum Living Streets Phase 1 development, in combination with other plans or projects, could give rise to likely significant effects on European sites in view of their conservation objectives. The assessment considered whether effects from separate projects could reach the same qualifying interests, special conservation interests or supporting habitats through a shared pathway. The assessment was informed by European Commission (2021) guidance and undertaken without relying on measures intended to avoid or reduce effects on European sites.

5.2.1 Geographic Boundaries and Temporal Scope

Phase 1 comprises works along Main Street and Sandyford Road. The geographic scope of the in-combination assessment was defined by the potential pathways between those works and European sites, including downstream drainage via the River Slang and River Dodder to Dublin Bay. The wider Dundrum Living Streets proposals were considered to the extent that details were available. The assessment considered concurrent construction, successive works where effects could persist, and operational activities that could affect the same receptors.

5.2.2 Identification of Relevant Plans and Projects

The assessment drew on the planning review in Section 2.3 of the EIA Screening Report (MDB, 2026). That review identified 22 planning entries within approximately 50 m of the proposed route, based on records from Dún Laoghaire–Rathdown County Council and An Coimisiún Pleanála reviewed in September 2026. The 50 m search identified nearby developments. Projects farther away were also considered where a shared pathway was plausible, including drainage to the River Slang. Amendments and extensions of duration were considered alongside their parent permissions.

The principal permitted developments were the 107-apartment Ironworks development at Dundrum Town Centre (ACP305261 and associated permissions) and the 21-apartment development to the rear of Nos. 7–9 Main Street (ACP317253 and D22A/0421). The remaining entries mainly concerned changes of use, shopfronts, signage, small extensions, demolition and other localised works. The review also considered the planned DLR Connector and the Taney Road to N11 Active Travel Route. The completed Slang River Greenway forms part of the existing baseline.

5.2.3 Assessment of In-Combination Effects

The principal pathway is the potential for construction runoff from separate works areas to enter the same drainage network and reach the River Slang. Where that pathway is shared, concurrent or successive works could increase the sediment or pollutant load reaching the river. The Slang connects via the Dodder to Dublin Bay, where downstream receptors include the qualifying habitats of South Dublin Bay SAC (000210) and habitats supporting the special conservation interests of South Dublin Bay and River Tolka Estuary SPA (004024). For the two residential developments and the active travel schemes, the key question is whether construction or operational drainage could affect the same downstream receptors. The plans reviewed are unlikely to contribute materially to this pathway given the limited nature and scale of the works described.

Disturbance and supporting habitat. The DLR Connector has the clearest potential for local construction overlap at the junction of Main Street, Kilmacud Road Upper, Sandyford Road and Ballinteer Road. Its detailed design and construction programme were unconfirmed at the time of review, so concurrent or successive works were considered possible. Any increase in noise, dust or temporary lighting would be centred on the shared junction. The available ecological Information did not identify habitat at that junction that supports the special conservation interests of the downstream SPA. .

Having regard to the nature and scale of the proposed Phase 1 works, the other plans and projects reviewed, and the potential pathways to European sites, no likely significant effects are predicted in combination. This conclusion applies to disturbance, effects on supporting habitats and potential downstream water-quality effects via the River Slang and River Dodder to Dublin Bay. Likely significant effects on European sites can therefore be excluded in view of their conservation objectives.

6 Article 6(3) Appropriate Assessment Screening Statement and Conclusion

The findings of this Screening Assessment are presented following the European Commission's 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 (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

6.1 Summary of Assessment of Possible LSE to European Sites

A total of 13 no. European designated sites were identified local to the proposed development. No possible LSE has been identified as a result of the proposed development to any European site. No risks to the conservation objectives of any other European sites noted in Table 5 will occur due to one or a combination of the following:

- Significant buffer distance between the works area to the European site
- Lack of connectivity between the works areas and the designated area
- Size, scale and location of the proposed development
- The nature of the site's conservation objectives
- No impact or change to the management of any designated area or;
- No change to the chemical or physiological condition of any designated site as a result of the proposed works.

7 Findings of Article 6(3) Screening Assessment

7.1 Overall Conclusions

In our professional opinion and in view of the best scientific knowledge and in view of the conservation objectives of the European sites reviewed in the screening exercise, the proposed development individually/in combination with other plans and projects (either directly or indirectly) are not likely to have any significant effects on nearby designated sites. **Therefore, progression to Stage 2 Appropriate Assessment is not required.**

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Appendix 1: Site Photos

Typical landscape of the Proposed Site of Works	Butterfly-bush adjacent to the Dundrum bypass
	

Mature treeline adjacent to Sandyford road	Amenity grassland adjacent to site of works
	

Appendix 2: Site Layout Drawings

Figure A2.1: Proposed Landscape Design — Sandyford Road



Figure A2.2: Proposed Landscape Design — Sandyford Road

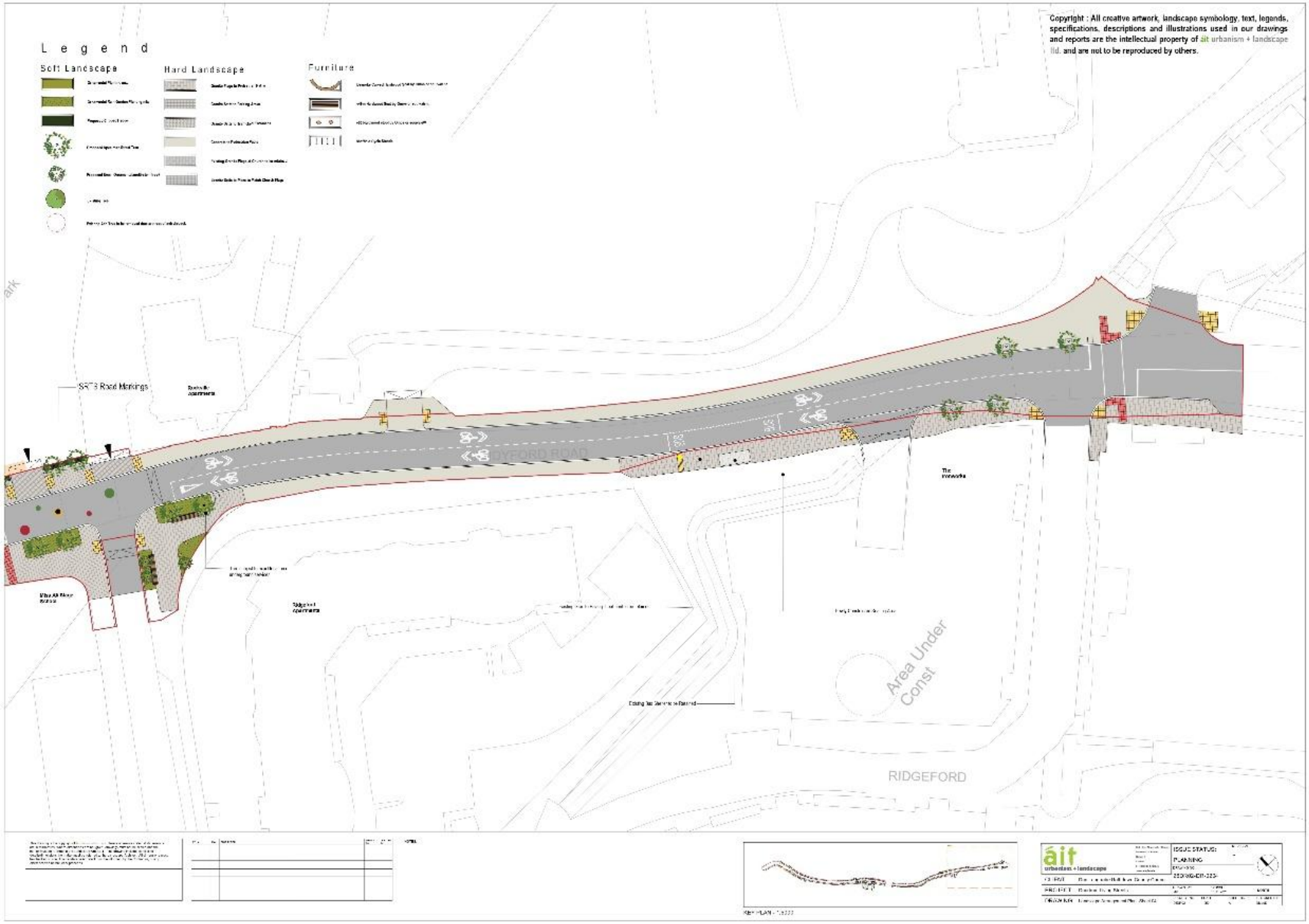

Figure A2.3: Proposed Landscape Design — Main Street

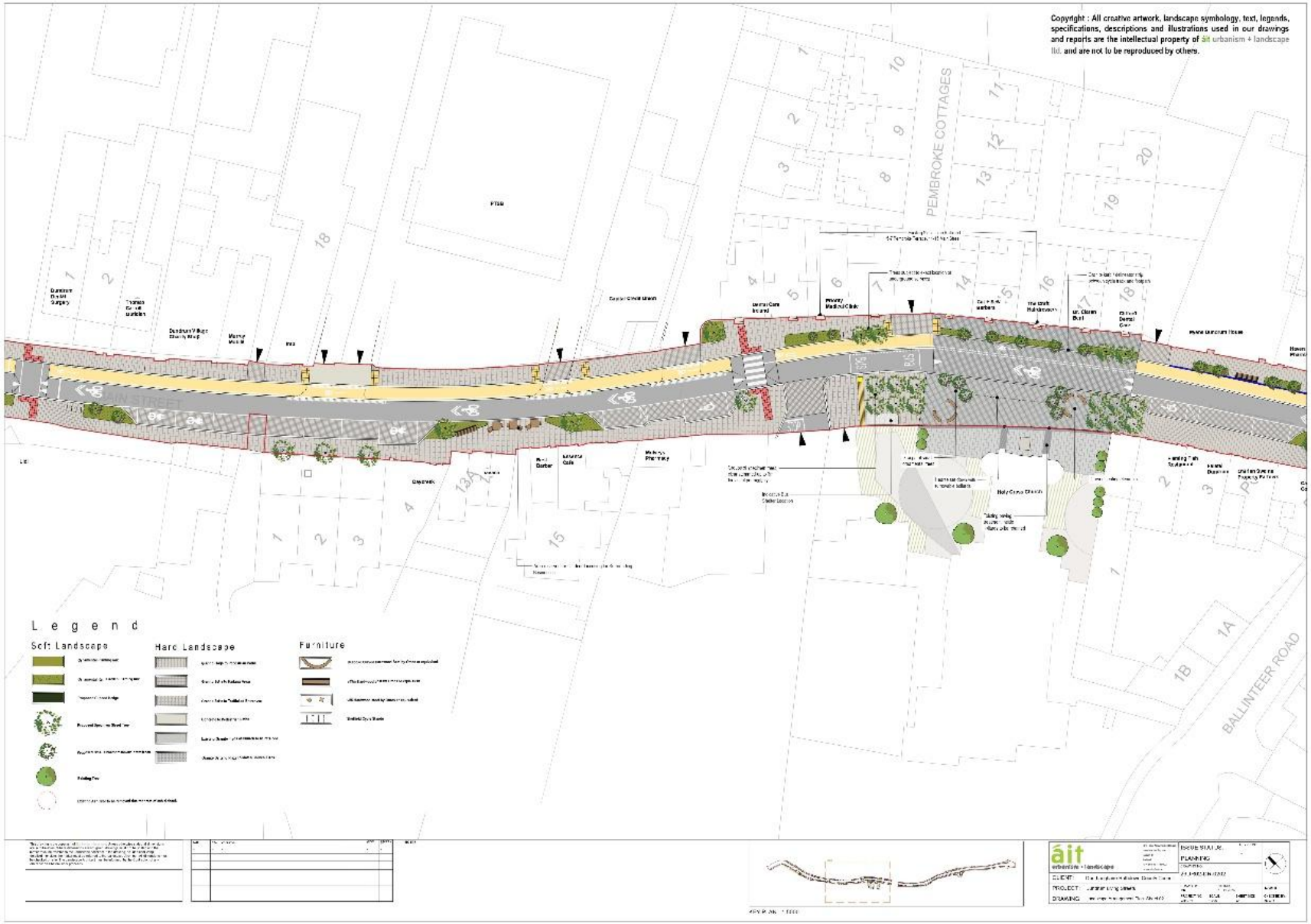

Figure A2.4: Proposed Landscape Design — Main Street

