2026

Sandyford Civic Park, Sandyford, County Dublin
Appropriate Assessment (AA) Screening Report

ORS

ENGINEERS IRELAND
CORPORATE PARTNER 2025

MEMBER OF ACEI

ISO 9001:2015 EQA ✓ QUALITY ASSURED ORGANISATION

ISO 14001:2015 EQA ✓ ENVIRONMENTAL APPROVED SYSTEM

ISO 45001:2018 EQA ✓ OCCUPATIONAL HEALTH & SAFETY APPROVED SYSTEM

Sandyford Civic Park, Sandyford, County Dublin

Appropriate Assessment Screening Report

Document Control Sheet

Client:	**Urban Agency**
Document No:	252868-ORS-XX-XX-RP-EN-13d-001

Revision	Status	Author:	Reviewed by:	Approved By:	Issue Date
P01	DRAFT	JW	OH	LM	17/12/2025
P02	S2	JW	OH/RE	LM	17/02/2026

Table of Contents

1 Introduction

1.1 Background

This Appropriate Assessment (AA) Screening Report has been prepared in support of a proposed urban green space located on a site at Sandyford, Co. Dublin. The proposed development will consist of a new urban green space including extensive planting opportunities, a balance of soft and hard landscaping, and sculptural and artistic elements on a site of *ca.* 0.95ha. A full description of the development is provided in **Section 3.1**.

Article 6 of the EU Habitats Directive (Council Directive 92/43/EEC) requires that all plans and projects be screened for potential impacts upon Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). The aim of this screening process is to establish whether Stage II Appropriate Assessment of the proposed plan or project is necessary. A comprehensive assessment of the potential significant effects of the development on designated sites was carried out in December 2025 by Jack Wilron, MSc, of ORS Building Consultants. This report will allow the relevant competent authority to undertake an Appropriate Assessment as required and determine the appropriateness of the proposed project in the context of the conservation status of the designated sites.

In complying with the obligations set out in Articles 6(3) and 6(4) of the Habitats Directive, and following guidelines in Section 2, this screening statement has been structured as a stage-by-stage approach as follows:

- Description of the proposed project and its potential sources of ecological impact.
- Identification of the Natura 2000 sites within the Zone of Influence to the proposed development.
- Identification and description of any individual and cumulative impacts on the Natura 2000 sites likely to result from the project.
- Assessment of the significance of the impacts identified above on-site integrity.
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

1.2 Statement of Competency

1.2.1 Lead Author

This Appropriate Assessment Screening report was authored by Jack Wilton BSc (Hons), MSc. Jack has a bachelor's degree in science – Single Honours Microbiology and a master's degree in Environmental Sustainability from University College Dublin. His academic experience has provided training in the scientific method as well as a strong knowledge of the theoretical background of biological and environmental processes. Jack has previous hands-on experience in practicing laboratory techniques and studying biological interactions obtained through his undergraduate and graduate studies. Jack has extensive experience in desktop analysis and technical writing obtained throughout his education and professional career as is also a named co-author on a first-of-its-kind meta-analysis examining the management of the honeybee pathogen Varroa destructor. His more recent work with ORS has involved the authoring of Appropriate Assessments, Site-Specific Flood Risk Assessments as well as

Construction Environmental Management Plans, Resource Waste Management Plans and Operational Waste Management Plans. Jack has also authored and co-authored a number of Environmental Impact Assessment chapters principally concerned with the environmental impacts of biogas developments and large-scale retail developments throughout Ireland.

1.2.2 Reviewers

This Appropriate Assessment Screening report was reviewed by Olivia Hamilton BSc (Hons), MSc. Olivia holds an honours degree in Environmental Science from the University of Galway and a master's degree in Conservation Behaviour from ATU Galway. Throughout her education, Olivia developed a strong foundation in environmental management, environmental impact assessment, and ecological survey techniques. She has applied this knowledge in a variety of roles, including serving as the lead marine biologist aboard a research vessel, where she conducted and led marine mammal surveys.

Olivia has field experience in surveying bats, mammals, birds, habitats, plants, and invasive species. As a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM), she is well-versed in the latest ecological surveying methods, data collection practices, and scientific report writing. Her professional portfolio includes conducting Biodiversity Chapters for Environmental Impact Assessment Reports (EIARs), Environmental Impact Assessment Screening Reports, Flood Risk Assessments, as well as completing complex Appropriate Assessments (AA), Preliminary Ecological Appraisal Reports (PEARs), 7 A World-Class Multidisciplinary Building Consultancy and Ecological Impact Assessments (EcIA) for a range of clients.

This Appropriate Assessment Screening Report was also reviewed by Richard Edwards, BSc (Hons), PhD, FHEA, MRSB. Rich is a molecular ecologist with over 20 years' experience working on interdisciplinary projects. A former academic research leader in bioinformatics, genomics, molecular ecology and evolution, Rich is a creative problem solver across a broad range of biodiversity and ecological sciences. He specialises in identifying pragmatic solutions that maximise mutual benefits. Rich recently joined the Environmental Services team at ORS, bringing strengths in large-scale data analysis, automation, and scientific/technical writing. His experience at the forefront of applying genomic techniques to conservation and biodiversity challenges, including non-native invasive species, positions the ORS team to adapt rapidly to changes in technology relating to biodiversity management and biodiversity net gain legislation

1.3 Development Overview

The proposed development will consist of a new 0.95ha urban greenspace located at the corner of Corrig Road and Carmanhall Road in Sandyford, Co. Dublin. The park is intended to address the current lack of civic and recreational amenities in the district while supporting the area's transition from a traditional business park to a vibrant, mixed-use urban centre.

The location of the proposed development is provided in **Figure 1.1**. A further assessment of the characteristics of the proposed development and its environs is included in **Sections 4** and **Section 5** of this report.

Figure 1.1: Location of proposed development, Sandyford, Co. Dublin. (Source: Google Satellite).

2 Regulatory Context

The foundation of ecological protection in Ireland is rooted in European Union legislation, particularly Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the 'Habitats Directive') and Council Directive 2009/147/EC (the 'Birds Directive'). These directives establish the Natura 2000 network, a pan-European system of protected sites aimed at safeguarding the most valuable and threatened habitats and species across the EU.

Within this network, two types of designations are used:

- **Special Areas of Conservation (SACs)**, designated under the Habitats Directive, protect habitats, flora and non-avian fauna of European importance.
- **Special Protection Areas (SPAs)**, designated under the Birds Directive, focus on the conservation of rare and migratory bird species and their habitats, including wetlands and coastal zones.

The Birds Directive recognises that certain species of birds should be subject to special conservation measures concerning their habitats. The Directive requires that Member States take measures to classify the most suitable areas as SPAs, selected for the conversation of bird species listed in Annex I of the Birds Directive. These are regularly occurring populations of migratory bird species, species that are particularly threatened, species vulnerable to specific changes in their habitat, and rare species. SPAs are of international importance for these birds.

The Habitats Directive provides legal protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of European Community interest, at a favourable conservation status. Articles 3 - 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of the EU-wide Natura 2000 network.

2.1 Appropriate Assessment and the Habitats Directive

Articles 6(3) and 6(4) of the Habitats Directive call for the undertaking of an Appropriate Assessment for plans and projects that are likely to have a significant effect on any Natura 2000 sites, but are not directly connected with, or necessary to, their management.

Article 6(3) establishes the requirement for Appropriate Assessment:

"*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the 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) deals with the steps that should be taken when it is determined, as a result of appropriate assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) 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 a social or economic nature, the member states shall take all compensatory measures necessary to ensure that the overall coherence of 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."

2.2 The Appropriate Assessment Process

The aim of Appropriate Assessment is to assess the implications of a proposal in respect of a designated site's conservation objectives.

The 'Appropriate Assessment' itself is an assessment which must be carried out by the competent authority which confirms whether the plan or project in combination with other plans and projects will have an adverse impact on the integrity of a European site.

Screening for Appropriate Assessment shall be carried out by the competent authority as set out in Section 177U (1) and (2) of the Planning and Development Act 2000 (as amended) as follows:

1. A screening for appropriate assessment of a draft Land use plan or application for consent for proposed development shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.

2. A competent authority shall carry out a screening for appropriate assessment under subsection (1) before -

    a) a Land use plan is made including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or

    b) consent for a proposed development is given.

The competent authority shall determine that an Appropriate Assessment is not required if it can be excluded, that the proposed development, individually or in combination with other plans or project will have a significant effect on a European site. Where the competent authority

cannot exclude the potential for a significant effect on a European site, an Appropriate Assessment shall be deemed required.

Where an Appropriate Assessment is required, the conclusions of the Appropriate Assessment Report (Natura Impact Statement (NIS)) should enable the competent authority to ascertain whether the plan or proposed development would adversely affect the integrity of the European site. If adverse impacts on the integrity of a European site cannot be avoided, then mitigation measures should be applied during the appropriate assessment process to the point where no adverse impacts on the site remain. Under the terms of the Habitats Directive consent can only be granted for a project if, as a result of the appropriate assessment either:

a) it is concluded that the integrity of any European sites will not be adversely affected, or

b) after mitigation, where adverse impacts cannot be excluded, there is shown to be an absence of alternative solutions, and there exists imperative reasons of overriding public interest for the project should go ahead.

Section 177(V) of the Planning and Development Act 2000 (as amended) outlines that the competent authority shall carry out the Appropriate Assessment, taking into account the Natura Impact Statement (amongst any other additional or supplemental information). A determination shall then be made by the competent authority in line with the requirements of Article 6(3) of the Habitats Directive as to whether the plan or proposed development would adversely affect the integrity of a European site, prior to consent being given.

2.3 Appropriate Screening Guidelines

This Statement of Screening for Appropriate Assessment (Stage 1) has been prepared with reference to the following:

- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC*. European Commission (2018).
- *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 (2021).
- *Nature and Biodiversity Cases: Ruling of the European Court of Justice.* European Commission (2006).
- *Clarification of the Concepts of: Alternative Solution, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission.* European Commission (2007).
- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*. Department of Environment, Heritage and Local Government (2009).
- *Appropriate Assessment Screening for Development Management, OPR Practice Note PN01, 2021*

2.3.1 The Precautionary Principle

The EC Guidance sets out a number of principles as how to approach decision making during the process. The primary one is 'the precautionary principle' which requires that the conservation objectives of Natura 2000 should prevail where there is uncertainty.

When considering the precautionary principle, the emphasis for assessment should be on objectively demonstrating with supporting evidence that:

- There will be no significant effects on a Natura 2000 site.
- There will be no adverse effects on the integrity of a Natura 2000 site.
- There is an absence of alternatives to the project or plan that is likely to have an adverse effect to the integrity of a Natura 2000 site and,
- There are compensation measures that maintain or enhance the overall coherence of Natura 2000.

This translates into a four-stage process to assess the impacts, on a designated site or species, of a policy or proposal.

The EC Guidance states that “each stage determines whether a further stage in the process is required”. Consequently, the Council may not need to proceed through all four stages in undertaking the Appropriate Assessment.

The four-stage process involves:

Stage 1: Screening – The process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans and considers whether or not these impacts are likely to be significant.

Stage 2: Natura Impact Statement – The consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site’s structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage 3: Assessment of Alternative Solutions – The process which examines alternative ways of achieving objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain – An assessment of the compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

2.3.2 The Source-Pathway-Receptor Model

The OPR Guidance states that “a European site will only be at risk from likely significant effects where the Source-Pathway-Receptor (S-P-R) link exists between the proposed development and the European site”. Determining whether a S-P-R linkage exists between the proposed development and a European site requires identifying the three components of the S-P-R model:

Source: “identify characteristics of the proposed development such as the nature, size and location and the types of effects, such as direct emissions or loss of habitat”.

Pathway: “identify the existence and characteristics of pathways, such as waterbodies or air, that could link European sites and their Qualifying Interests to the proposed development”.

Receptor: “establish the location, nature and sensitivities of the qualifying species and habitats, the ecological conditions underpinning their survival and the conservation objectives specified to maintain or restore favourable conservation status”.

2.3.3 Conditions for Requirement of Natura Impact Statement

Plans directly connected to, or necessary to the management of, the conservation objectives of a Natura 2000 site are not subject to AA. All other plans or projects must be screened with respect S-P-R linkage with the Natura 2000 network. A full Natura Impact Statement is required “*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*” (European Commission, 2006). Due to the **precautionary principle**, AA (NIS) is still required **where doubt exists** about the risk of a significant effect (Department of Environment, Heritage and Local Government, 2009).

In this context, a **significant effect** refers to situations where the impacts of a plan or project are likely to undermine the conservation objectives for a Natura 2000 site. For significant effects to arise, there must be a potential impact facilitated by having a source (*i.e.* the proposed development and activities arising out of its construction or operation), a receptor (*i.e.* the European site and its qualifying interests), and a pathway or connectivity between the source and receptor, (*e.g.* a water course). Where it can be shown that the impacts of a plan or project are not relevant to the sensitivities of the Qualifying Interests (QIs) or Special Conservation Interests (SCIs) for a Natura 2000 site (habitats and species), a significant effect can be excluded. Similarly, impacts without a plausible pathway between source and receptor can be excluded. This is influenced by the size of the plan area, the nature and extent of development, and any combined impacts arising from other planning proposals in the area.

3 AA Screening Methodology

3.1 Desktop Studies & Consultation

Information regarding the site of the proposed development and its environs was studied prior to the completion of this statement. The following data sources were accessed to complete a thorough examination of potential impacts:

- National Parks and Wildlife Service - Aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species, conservation objectives, site synopses and standard data forms for relevant designated sites.
- NPWS Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities, 10 December 2009 (as revised 11 February 2010).
- Assessment of plans and projects significantly affecting Natura 2000 sites (2001).
- Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive (2018).
- NPWS (2013). The Status of Protected EU Habitats and Species in Ireland.
- Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.
- Environmental Protection Agency (EPA)- Information pertaining to water quality, geology and licensed facilities within the area.
- Myplan.ie – Map-based information.
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area.
- National Planning Application Database.
- Dún Laoghaire-Rathdown County Council.
- EPA Online Maps.
- Bing maps & Google Street View – High quality aerials and street images.

3.2 Assessment Methodology

The proposed development was assessed to identify its potential ecological impacts and from this, the Zone of Influence (ZoI) of the proposed development was defined. Based on the potential impacts and their ZoI, the Natura 2000 sites potentially at risk from direct, indirect, or in-combination impacts were identified. The assessment considered all potential impact sources and pathways connecting the proposed development to Natura 2000 sites, in view of the conservation objectives supporting the favourable conservation condition of the site's Qualifying Interests (QIs) or Special Conservation Interests (SCIs).

The conservation objectives relating to each Natura 2000 site and its QIs/SCIs are cited generally for SACs as "*to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or Annex II species for which the SAC has been selected*", and for SPAs "*to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA*".

As defined in the Habitat's Directive, the favourable conservation status of a habitat is achieved when:

- Its natural range and area it covers within that range is stable or increasing.
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future.

The favourable conservation status of a species is achieved when:

- The population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats.
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future.
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Where site-specific conservation objectives (SSCOs) have been prepared for a European site, these include a series of specific attributes and targets against which effects on conservation condition, or integrity, can be measured. Where potential significant effects are identified, then these SSCOs should be considered in detail.

4 Site Details

4.1 Project Description

The Sandyford Civic Park is a new 0.95-hectare civic and recreational urban park located at the corner of Corrig Road and Carmanhall Road, Sandyford, Dublin 18. The proposed development includes the following key elements:

- Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.
- Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure.
- A new amphitheatre in the north-western portion of the park, providing a partially covered community meeting and event space.
- A naturalistic forested edge along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west.
- A large central lawn area providing a flexible green space for informal recreation and community use.
- Reduction in the width of Corrig Road to calm traffic speeds, improve pedestrian safety, and enhance the park setting.
- Planted buffering along both Corrig Road and Carmanhall Road to improve environmental quality, reduce noise, and reinforce the park's green edge.
- A play facility designed for a range of age groups, providing inclusive and engaging play opportunities.
- A "play along the way" design strategy, embedding playful moments and informal play elements throughout the park.
- A comprehensive SuDS strategy, including swales and a rainwater retention area, to capture, manage, and integrate rainwater into the landscape design.
- A new level crossing at the junction of Corrig Road and Carmanhall Road to improve connectivity and support safe, legible access to the park.
- High-quality paving, seating, lighting, accessibility measures, and enhanced pedestrian connections throughout.

Figure 4.1: Proposed site layout plan (Source: Urban Agency).

4.1.1 Potential Sources of Ecological Impact

Incorporating best practice in construction and operation (*without* mitigation), the proposed development could have the following ecological impacts:

Habitat Modification (On-site). Potential removal of a number of trees, as highlighted in the accompanying arboricultural report. However, the proposed project will see the establishment of additional trees, dense planting and green areas and so potential risks are considered to be temporary and mitigated against.

Introduction of Invasive Alien Species (IAS)(On-site). There is the potential to spread IAS (if encountered on site) via soft landscaping.

Habitat Connectivity (<200 m). Risks due to potential habitat loss, via removal of trees as highlighted in the accompanying arboricultural report. Additionally, temporary hoarding around the perimeter of the site could represent a barrier to local fauna on site which utilise the green area currently established to the northmost extent.

Disturbance (<500 m). Noise/Vibration due to excavation, site clearance, construction, demolition and site traffic.

Modified Behaviour (500 m). Soft landscaping changes. Altered habitats could affect foraging and nesting behaviour of local species.

Light Pollution (200 m). Site lighting during the construction phase and site traffic.

Air Pollution (500 m). Fumes from site traffic and construction. Construction dust. Soil erosion due to excavation activities.

Groundwater Pollution (<5 km). Excavation works for the removal of hardstanding across the site could facilitate the migration of pollutants to the underlying aquifer in the absence of best practice procedures. Potential pollutants include fuel/oil spills from construction machinery, alkaline leachate from concrete pouring and pesticide usage for removal of vegetation.

Surface Water Pollution (500 m + 1 km downstream). Given the proximity of the closest waterbody (*ca.*350m south) and the character of the surrounding environment, surface water pollution is not considered a likely ecological impact.

The following sections discuss features of the local environment that will influence the risk of significant ecological impacts occurring.

4.2 Site Location, Environs and Environmental Considerations

The proposed works are located at the corner of Corrig Rd and Carmanhall Rd with the Sandyford Business Park, Sandyford, Clonmel, County Dublin (approximate ITM Coordinates: 719153, 726684). The site currently consists of a number of commercial properties with the north-most section of the site being undeveloped greenfield. The site is located within lands under the jurisdiction of the Dún Laoghaire-Rathdown County Council (DLRCC).

The site is bounded to the west and north by Corrig Rd and the Carmanhall Rd respectively. To the west, beyond the Corrig Rd, are a number of densely grouped commercial units with the R133 regional road *ca.* 400m to the west. The Beacon Hospital and Park Academy Childcare are located *ca.* 350m and *ca.* 270m southwest of the site. To the north, beyond the Carmanhall Rd are a number of commercial properties, beyond which is the Stillorgan Luas station *ca.* 240m and the Stillorgan Reservoir (drained and covered) *ca.* 300m to the north and northeast respectively. Further to the north, *ca.* 300m are extensive, densely grouped residential units comprising a number of housing estates which extend to the coast.

To the south, the site is bound by a commercial property (vacant), beyond which is the Three Rock Rd *ca.* 70m from the site. Beyond the Three Rock Rd is the South Dublin Islamic Centre, *ca.* 90m. A number of commercial properties comprise the area beyond the Centre and the N31 national road *ca.* 570m from the site, which branches off the M50. To the east, the site is bound by commercial properties, beyond which is the M50 *ca.* 920m from the site. The Grosvenor School is located *ca.* 730m to the southeast. The Racecourse Stream (EPA name: Carrickmines_Stream_010) is the primary hydrological feature in the vicinity of the site, located *ca.* 350m to the south of the site. The site location and environs are presented in **Figure 4.2**.

Figure 4.2: Site location and environs (Source: Google Satellite).

4.2.1 Topography

The site is defined by a relatively uniform terrain, which exhibits moderate variation across the site. In general, the land is sloping from a south to north direction, reaching a low at the northern site boundary. Details of the site is as follows:

- Highest point on the southern end is approx. 91.42m OD.
- Lowest point is at the northwest of the site at *ca*. 84.15m OD.

4.2.2 Hydrology

Maps generated by the Environmental Protection Agency (EPA) and featuring data from the EU Water Framework Directive (WFD) were consulted to assess the extent and quality of waterbodies present in the vicinity of the proposed development. The nearest waterbody to the site is the Racecourse Stream (WFD designation: Carrickmines_Stream_010) located *ca*. 350m south of the proposed development. The stream rises in the Ticknock Wood *ca.* 2.8km to the southwest. The stream flows from the southwest to the northeast, turning eastwards at the southern extent of the Sandyford Business Park in the vicinity of the M50 / Furze Rd. The stream then turns southeast, following the route of the M50.

The Racecourse Stream ultimately is adjoined by a number of small waterbodies including the Golf Stream and Ballyogan Stream, forming the Carrickmines River *ca.* 3.5km to the southeast. The Carrickmines River flows east, through Carrickmines and adjoining St. Bride's Stream to form the Loughlinstown River North. The Loughlinstown River North adjoins the Loughlinstown River a further *ca.* 1.2km downstream and ultimately discharges into the Irish Sea, adjacent to the Shanganagh-Bray Wastewater Treatment Plant. The Rockabill to Salkey Island SAC (003000) SAC and Dalkey Islands SPA (004172) are located *ca.* 1.5km east and 3.5km northeast of where this watercourse discharges into the sea, representing an indirect hydrological link.

Taking the scale and nature of the proposed development into consideration, waterbodies within a 500 m radius of the site, and hydrologically connected downstream, were considered as potential impact pathways and were included in this analysis. A summary of the waterbodies with the potential to act as impact pathways can be found in **Table 4.1**.

Table 4.1: Waterbodies in Proximity to Proposed Site				
Waterbody	**WFD Sub-basin Name**	**Code**	**Distance & Direction From Site**	**WFD Status**
Racecourse Stream	CARRICKMINES_STREAM_010	IE_EA_10C040350	350m S	Good
Golf Stream	CARRICKMINES_STREAM_010	IE_EA_10C040350	3.5km SE downstream	Good
Ballyogan Stream	CARRICKMINES_STREAM_010	IE_EA_10C040350	3.3km SE downstream	Good
Carrickmines River	CARRICKMINES_STREAM_010	IE_EA_10C040350	3.5km SE downstream	Good
St. Bride's Stream	CARRICKMINES_STREAM_010	IE_EA_10C040350	5.6km SE downstream	Good
Loughlinstown River North	CARRICKMINES_STREAM_010	IE_EA_10C040350	5.6km SE downstream	Good
Loughlinstown River	SHANGANAGH_010	IE_EA_10S010600	6.8km SE downstream	Good

The WFD runs in 6-year cycles with the most recent data being generated between 2019-2024. The Directive takes rivers, lakes, estuaries, groundwater and coastal waters into consideration and each waterbody can be awarded one of five statuses: High, Good, Moderate, Poor, and Bad. Additionally, waterbodies can be assigned a risk level ("At Risk", "Not at Risk", "Review") which represents the risk of the waterbody of failing its WFD objectives by 2027.

Based on data from EPA maps and in accordance with the Water Framework Directive (WFD), the Racecourse Stream has a WFD status of "Good" and is classified as "Not at Risk," indicating that their ecological and chemical conditions are favourable. The aforementioned waterbodies in **Table 4.1** including the Golfstream, Ballyogan Stream, Carrickmines River, St Bride's Stream and Loughlinstown Rivers all demonstrate a WFD status of "Good" and are "Not at risk".

The entirety of the proposed site is situated within the BREWERY STREAM_010 Sub-Basin, within Hydrometric Area 10 (Ovoca-Vartry), the Liffey and Dublin Bay Catchment, and the Dodder_SC_010 sub-catchment. The 3rd Ovoca-Vartry Catchment Report (HA 10), published in May 2024 and based on data up to 2021, provides a summary of water quality assessments for this catchment. According to the report, the most significant pressures on water quality in the catchment are urban run-off and historically polluted sites followed by forestry and agriculture. The issues driven by these pressures are primarily nutrient pollution, organic pollution and chemical pollution for surface water; and chemical quality diminution for surface water, nutrient pollution and chemical pollution for groundwaters.

EPA Maps were also consulted to determine whether any WFD River Network Routes in the vicinity are designated as Salmonid Waters under *S.I. No. 293/1988 - European Communities (Quality of Salmonid Waters) Regulations 1988*. None of the nearby riverine waterbodies are

included in this designation, meaning that no adverse impacts on salmonid habitats are anticipated from the site.

4.2.3 Geology & Hydrogeology

GSI & Teagasc soil mapping indicates that the surface soils across the entirety of the site are classified as “Made Ground”. The subsoils / quaternary sediments underlying the majority of the proposed site are classified as “Till derived from limestones (TLs)”. Subsoils underlying a minor portion of the northwest of the site, along the Carmanhill Rd are classified as “Till derived from granites (TGr)” and “Bedrock outcrop or subcrop (Rck)”. The Geological Survey of Ireland (GSI) bedrock database indicates that soils of the proposed site are underlain at depth by bedrock of the Type 2e equigranular (Nt2e) association, which consists predominantly of pale grey fine to course-grained granite.

According to GSI groundwater maps, the site overlies a poor aquifer – bedrock which is generally unproductive except for local zones (PI and is capable of supplying locally important water supplies. This aquifer is similar to a locally important bedrock aquifer, moderately productive only in local zones (LI), but with fewer and more poorly-connected fractures, fissures and joints, and with less permeable and/or more limited zones of higher permeability. Generally, the lack of connection between the limited fissures in a LI aquifer results in relatively poor aquifer storage and flow paths that may only extend a few hundred metres. With respect to PI aquifers, the overall permeability, storage capacity, recharge acceptance, length of flow path and baseflow are likely to be less than in LI aquifers.

The groundwater vulnerability index of the entirety of the site is described as moderate. The hydrogeological setting of the entirety of the site is described as moderate permeability subsoil overlain by made ground.

With respect to the *GSI Guidelines for Assessment and Mapping of Groundwater Vulnerability to Contamination*, a subsoil depth of >8m is anticipated. Given the attributes of this pathway, it is possible that pollutants could migrate downwards over a period of years in which pollutants will be attenuated by subsurface materials. The extent of the aquifer underlying the proposed site reaches from Dún Laoghaire, Blackrock and Dundrum in the north to the Poulaphuca Reservoir *ca.* 24km south of the site. Given the vulnerability and hydrological setting of the site, as well as the status of the underlying aquifer it is not considered likely that a pollution event could have a significant effect on such distant receptors. Additionally, no group scheme or public supply protection areas are located within the confines of the underlying aquifer.

The EPA map viewer indicates that the site is underlain by the Kilcullen groundwater body, which is classified as a poor aquifer. Additionally, no karst features are present in close proximity to the proposed works, with the nearest feature being a cave (IE_GSI_Karst_40K_8226) located *ca*. 14.5km south of the site.

4.3 Cumulative Effects with Other Planning Proposals

Cumulative effects with other planning proposals were assessed by considering all planning applications since 2020 within a 1km Zone of Influence (**Figure 4.3**). This review considered only valid planning applications which have either been granted permission or remain under assessment. Each proposal was assessed for the likelihood of a cumulative impact in terms of

the magnitude/scale of ecological impact listed in **Section 0** (e.g. through additional loss of habitat connectivity), or by increasing the Zone of Influence (e.g. by threatening water quality) (**Table 4.2**).

Of the proposals identified, 3 no. have the potential for cumulative impacts and will need to be considered further. These proposals are presented in **Table 4.2.**

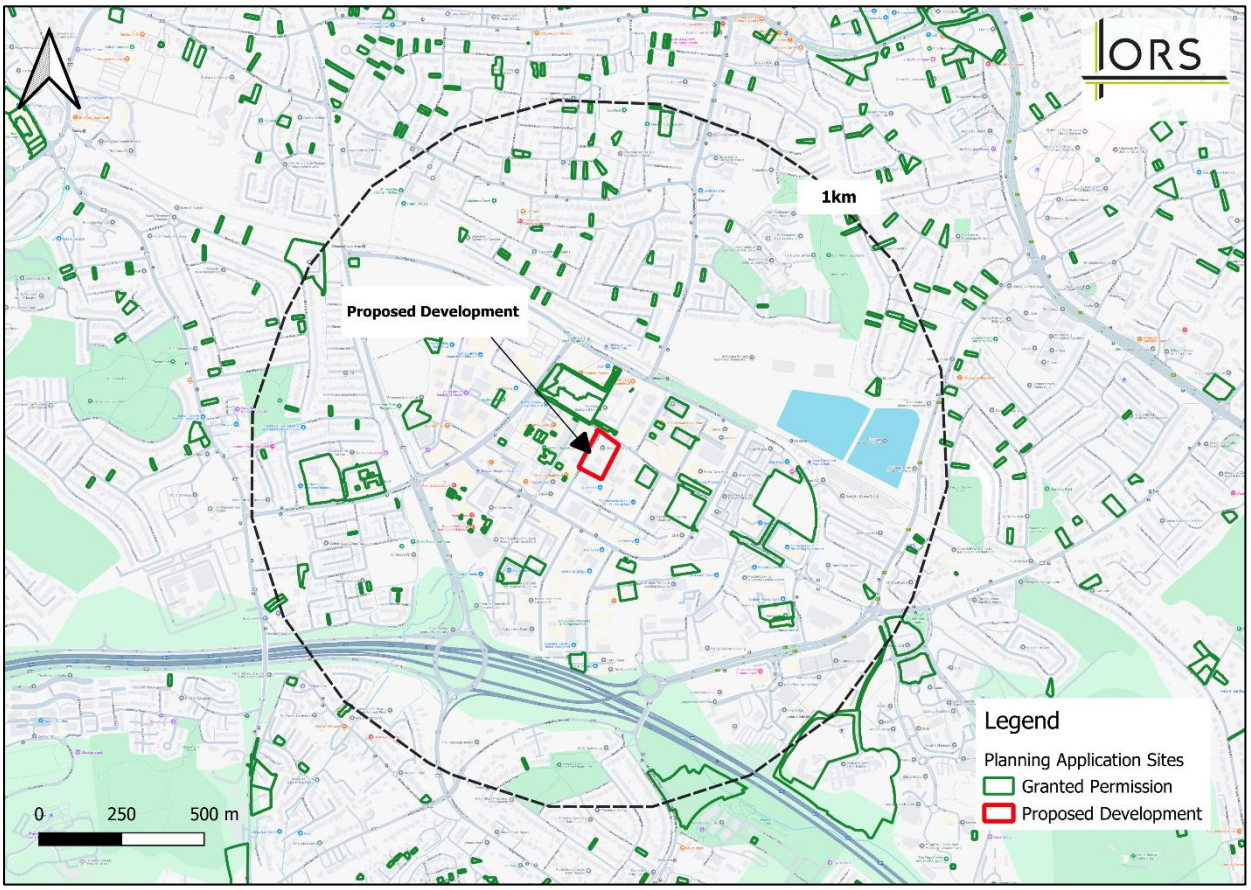


Figure 4.3: Planning Proposals within Zone of Influence.

Table 4.2: Planning Proposals (2023-2025) within the 1km Zone of Influence		
Planning Ref. & Decision	**Description**	**Location & Potential Cumulative Impact**
LRD23A/0505	The Sentinel, Block C at the former Allegro Site, Blackthorn Drive, Sandyford Business Estate, Sandyford, Dublin 18. *The development will comprise of the completion of the Sentinel Building to provide for 110no. apartments. All ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks*.	*Ca.* 50m NW. ***Negative, Moderate, Temporary*** potential cumulative effects due to site traffic, construction and utilities connection works.
LRD23A/0557	Junction of Blackthorn Drive and Carmanhall Road, Rockbrook Estate, Sandyford Business District, Dublin 18. *Permission for a Large-scale Residential development on lands forming part of development generally known as Rockbrook.*	*Ca.* 55m NW. ***Negative, Slight, Temporary*** potential cumulative effects due to site traffic, construction works and utilities connection works.
LRD25A/0530/WEB	Former Avid Technology site, Corner of Blackthorn Road and Carmanhall Road, Sandyford, Dublin 18. *Atlas GP - planning permission for a Large-Scale Residential Development.*	*Ca.* 180m E ***Negative, Significant, Temporary*** potential cumulative impacts due to site traffic, demolition, excavation activities, construction and utilities connection works.

4.4 Cumulative Impacts and Zones of Influence

Taking construction best practices and potential cumulative effects into consideration, the potential (unmitigated) ecological impacts of the proposed project are summarised in **Table 4.3**.

Table 4.3: Potential Sources of Ecological Impact from Proposed Project				
Impact	**Source & Scale [Phase[1]]**	**Zone of Influence**	**Pathways of Concern**	**Key Ecological Receptors**
Habitat Loss	**P:** Ground clearance. Tree-felling.	0 m	Direct	Species of Concern including Migratory Species
Introduction of Invasive Alien Species (IAS)	**C:** Soft landscaping.	0 m	Direct	IAS
Loss of Connectivity	**P:** Habitat Loss **C:** Barrier fencing. Obstruction to Fauna – temporary hoarding.	200 m	Links with adjacent habitat	Species of Concern
Disturbance to Nesting Birds and Mammals	**P:** Site clearance. Tree-felling.	200 m	Proximity	Birds, Bats and Mammals
Noise/Vibration	**P:**Demolition. Site Traffic. **C:** Excavation. Construction. Site Traffic.	500 m	Proximity	Species of Concern
Modified Behaviour	**C:** Soft landscaping. Altered habitats (foraging and nesting behaviour).	500 m	Links with nearby habitat	Species of Concern
Light Pollution	**C:** Site Lighting.	200 m	Proximity	Bats, Birds, Nocturnal Mammals
Air Pollution	**P:** Site Traffic. **C:** Fumes. Site Traffic. Construction dust.	500 m	Wind	Species and Habitats of Concern
Groundwater Pollution	**C:** Chemical/fuel spills. Excavation. Contamination from fuels/oils. Fertiliser/pesticide usage.	200 m in less permeable aquifers	Drainage basins and hydrogeology	Species and Habitats of Concern
Surface Water Pollution	**P:** Applications of herbicide prior to vegetation clearance **C:** Site run-off. Chemical spills. Rain/flooding run-off (construction). Fertiliser/pesticide/herbicide usage.. **O:** Applications of herbicide for maintenance/management of vegetation	200 m; 500 m downstream (soil) 1 km downstream (pollutants)	Water features	Species and Habitats of Concern
Waste Pollution (e.g. Plastics)	**C:** Construction waste. **O:** Usage (private waste).	250 m; Downstream	Surface water and drainage	Species and Habitats of Concern

1. **P**: Pre-construction; **C**: Construction; **O**: Operations; **D**: Decommissioning.

4.5 Arboricultural Assessment

A condition assessment of the trees within the site location has been prepared by *Arborist Associates Ltd.* This survey has evaluated the condition of vegetation within the site with 86 no. trees were tagged individually as well as 1 no. hedge, 2 no. tree lines and 3 no. shrub borders.

A number of management measures for the protection and monitoring of trees throughout the construction period are proposed, including the recommended removal of a number of trees of poor quality. Please refer to the aforementioned report for specific recommendations.

5 Natura 2000 Sites

5.1 Natura 2000 Sites Identified

In accordance with the guidelines issued by the Department of the Environment and Local Government, a list of Natura 2000 sites within the vicinity of the proposed development have been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of influence were also considered. The zone of influence may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors, etc.

An initial screen was performed within the established cumulative ZoI of the site (**Section 4.4**) to identify European Sites that could potentially be affected by the proposed development. After this initial assessment, only those Natura 2000 sites that have any reasonable Source-Pathway-Receptor (S-P-R) connectivity were considered further, in line with OPR best practice guidance. There are no Natura 2000 designated sites (SACs and SPAs) located within the ZoI of the proposed site (**Figure 5.1**). Additionally, no sites beyond this established ZoI exhibited potential S-P-R linkage and were thus considered further (**Table 5.2**).

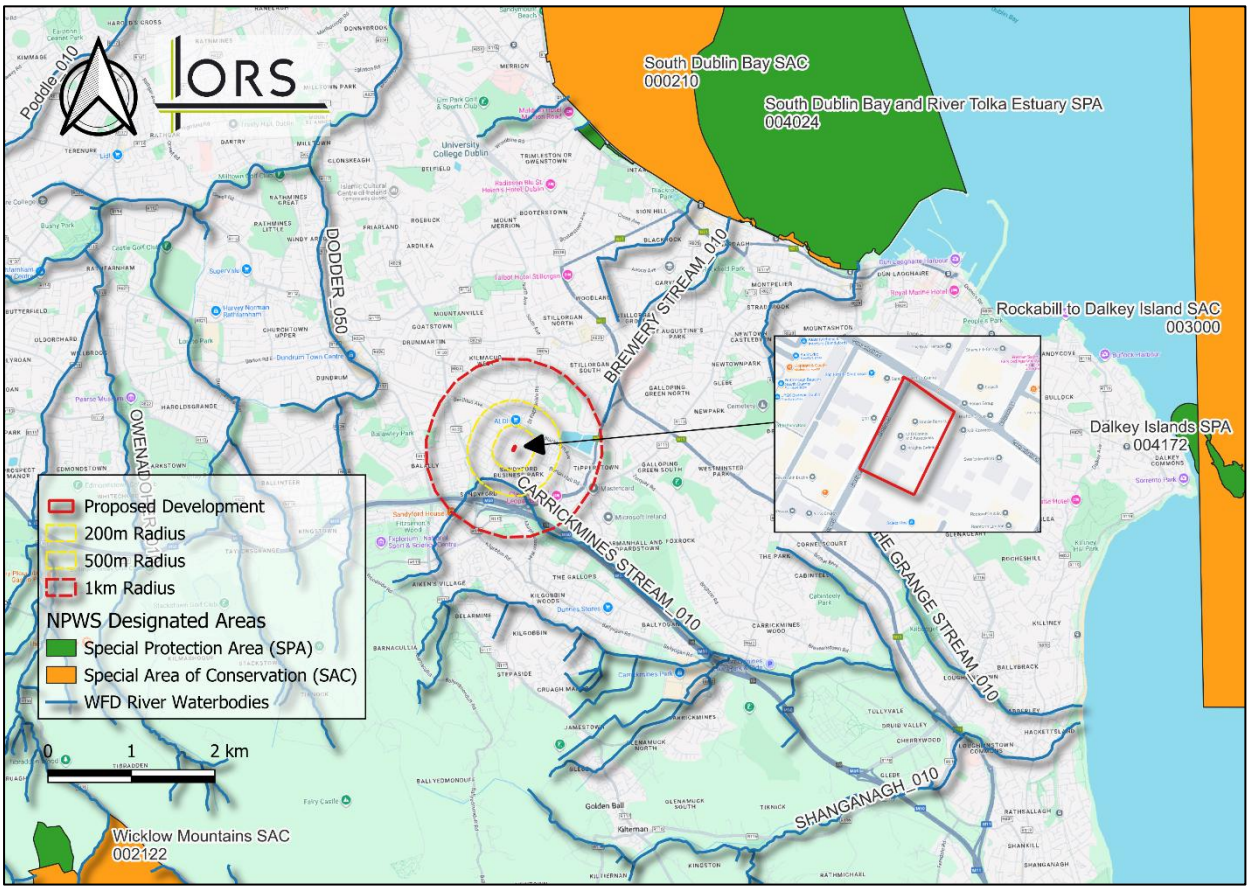


Figure 5.1: Natura 2000 Sites within ZoI of the Proposed Development.

5.1.1 Natura 2000 Sites with Potential Pathways for Impact

An initial screen was performed within the established cumulative ZoI of the site (Section 4.4) to identify European Sites that could potentially be affected by the proposed development. After this initial assessment, only those Natura 2000 sites that have any reasonable Source-Pathway-Receptor (S-P-R) connectivity were considered further, in line with OPR best practice guidance. No Natura 2000 sites have demonstrated direct pathways between the proposed development site and the Natura 2000 site, warranting further consideration. However, an indirect hydrological linkage is established via the Racecourse Stream (CARRICKMINES_STREAM_010) to the south and the Dalkey Islands SPA as well as the Rockabill to Dalkey Island SAC as depicted **Figure 5.1** above. These sites, as well as the closest Natura 2000 sites are presented in **Table 5.1** overleaf.

A full description of the Natura 2000 sites can be read on the website of the National Parks and Wildlife Service (www.npws.ie).

Table 5.1: Closest Natura 2000 Sites and Potential Pathways for Impact			
Site Name & Code	**Distance & Direction from Site**	**Qualifying Interests**	**Screened In/Out**
Dalkey Islands SPA (004172)	*Ca.* 7.8km E	Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194]	**Screened Out** The construction phase could give rise to contaminants such as silt, hydrocarbons, chemicals, noise, and dust emissions emanating from site. An indirect pathway to this SPA is established via the Racecourse Stream *ca.* 350m to the south of the proposed site. It is not considered likely that pollutants could travel *ca.* 8.5km downstream to reach sea and a further 3.5km northeast to exert a significant effect on this site. It is not considered likely that pollutants could feasibly travel overland or via airborne transmission to adversely affect the conservation interests of this SPA.
Rockabill to Dalkey Island SAC (003000)	*Ca.* 8.2km E	Reefs [1170] Harbour Porpoise (*Phocoena phocoena*) [1351]	**Screened Out** The construction phase could give rise to contaminants such as silt, hydrocarbons, chemicals, noise, and dust emissions emanating from site. An indirect pathway to this SAC is established via the Racecourse Stream *ca.* 350m to the south of the proposed site. It is not considered likely that pollutants could travel *ca.* 8.5km downstream to reach sea and a further 1.5km east to exert a significant effect on this site. It is not considered likely that pollutants could feasibly travel overland or via airborne transmission to adversely affect the conservation interests of this SAC.
South Dublin Bay SAC, 000210	*Ca.* 3.8km NE	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]	**Screened Out** The construction phase could give rise to contaminants such as silt, hydrocarbons, chemicals, noise, and dust emissions emanating from site. No direct pathways to this SAC are established. It is not considered likely that pollutants could feasibly travel overland or via airborne transmission to adversely affect the conservation interests of this SAC.

South Dublin Bay and River Tolka Estuary SPA, 004024	*Ca.* 3.8km NE	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]	**Screened Out** The construction phase could give rise to contaminants such as silt, hydrocarbons, chemicals, noise, and dust emissions emanating from site. No direct pathways to this SPA are established. It is not considered likely that pollutants could feasibly travel overland or via airborne transmission to adversely affect the conservation interests of this SPA.

5.2 Natura 2000 Impact Assessment

The potential significant effects of the proposed development on the European sites identified are described overleaf in **Table 5.2**.

Table 5.2: Natura 2000 Threshold Levels
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on nearby Natura 2000 sites:
The extent of the subject development consists of a new 0.95-hectare civic and recreational urban park located at the corner of Corrig Road and Carmanhall Road, Sandyford, Dublin. Potential impacts arising during development primarily consist of the generation of contaminants such as fuels, oils, and dust/silt and noise which could travel via airborne transmission, move across hardstanding surfaces, or migrate into the surrounding surface water drainage network. It is considered unlikely that in the absence of specific mitigation measures that contaminants arising during the development works could migrate to the nearby Racecourse Stream to the south via the surrounding surface water drainage network associated with the Sandyford Business Park. Any likelihood of pollutant migration will be effectively reduced through the implementation of best practice construction and housekeeping measures employed on site, such as those presented in the accompanying EIA Screening Report (Document Ref.: **252868-ORS-XX-XX-RP-EN-13d-002**)
Describe any likely direct, indirect, or secondary impacts of the project (either alone or in combination with other plans or projects) on the nearby Natura 2000 sites by virtue of:
Size and scale: The proposed development is moderate in scale, comprising a new 0.95-hectare civic and recreational urban park. The proposed development includes the following elements: • Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible. • Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure. • A new amphitheatre in the north-western portion of the park • A forested edge along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west. • A large central lawn area. • Reduction in the width of Corrig Road. • Planted buffering along both Corrig Road and Carmanhall Road. • A play facility designed for a range of age groups. • A “play along the way” design strategy, embedding playful moments and informal play elements throughout the park. • A comprehensive SuDS strategy, including swales and a rainwater retention area. • A new level crossing at the junction of Corrig Road and Carmanhall Road. • High-quality paving, seating, lighting, accessibility measures, and enhanced pedestrian connections throughout. **Land-take:** There will be no land-take from any designated site. There will be no interference with the boundaries of any designated site. **Distance from Natura 2000 site or key features of the site:** The Racecourse (Carrickmines) Stream is located *ca*. 350m south of the proposed site. There are no direct pathways established between the proposed site and this receptor. However, an indirect pathway could be established via the surface water network surrounding the site in the event of significant rainfall. In this case, it is considered unlikely that the proposed development will see the generation of pollutants (fuel, silt etc.) of a

magnitude which could adversely affect Natura 2000 sites located several kilometres downstream. Best practice construction and housekeeping methods will further mitigate the potential for pollutant migration downstream and prevent excessive airborne emissions from the site.

Resource requirements (water abstraction etc.): No resources will be taken from any European site and there are no resource requirements that will impact upon any designated site.

Emissions: There are no in stream works required as part of the proposed development. There will be no watercourse crossings. In the absence of mitigation, emissions into the Racecourse Stream *ca.* 350m to the south are considered unlikely given the distance of this receptor and nature of the works.

Excavation requirements: Excavations will be required for establishing site services, laying groundworks, and developing infiltration basins. Given the soil characteristics on site and the groundwater vulnerability status, it is not considered likely that excavations of a magnitude resulting in significant adverse effects on any designated will occur.

Transportation requirements: Movement of construction-related vehicles will most likely increase as a result of the proposed development. These movements will take place outside of the boundaries of the nearest Natura 2000 site, and it is not considered likely that transportation requirements will lead to effects on any Natura 2000 site identified.

In-Combination / Cumulative Impacts: Planning applications in the vicinity of the site were also assessed to identify potential cumulative effects. A summary of relevant planning applications, based on their scale and nature, along with an assessment of their potential cumulative effects on the site are listed below:

Planning Ref.: LRD23A/0505

Description: The development will comprise of the completion of the Sentinel Building to provide for 110 no. apartments. All ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks.

Decision: Granted Permission with conditions 23/01/2024

Cumulative Assessment: The subject development occurs on pre-developed land serviced by appropriate surface water drainage measures and is located *ca*. 50m NW of the site. Cumulative effects on designated sites including noise and potential for pollution are anticipated to be ***Negative, Moderate, Temporary***.

Planning Ref.: LRD23A/0557

Description: Permission for a Large-scale Residential development on lands forming part of development generally known as Rockbrook.

Decision: Granted Permission 19/10/2023

Cumulative Assessment: The subject development occurs on pre-developed land serviced by appropriate surface water drainage measures and is located *ca*. 55m NW of the site. Cumulative effects on designated sites including noise and potential for pollution are anticipated to be ***Negative, Slight, Temporary***.

Planning Ref.: LRD25A/0530/WEB

Description: Atlas GP - planning permission for a Large-Scale Residential Development.

Decision: Granted permission 27/08/2025

Cumulative Assessment: The subject development occurs on pre-developed land serviced by appropriate surface water drainage measures and is located *ca*. 180m E of the site. Cumulative effects

on designated sites including noise and potential for pollution are anticipated to be ***Negative, Significant, Temporary***.

Duration of construction, operation, decommissioning, etc: It is estimated that works will be completed within 6 to 12 months.

Describe any likely changes to the nearby Natura 2000 sites arising as a result of:

Reduction of habitat area: The proposed development lies outside the boundaries of any European sites. It is not foreseen that there will be any reduction of designated habitat area within any SAC or SPA. There will likely be no impacts upon the habitat qualifying interests of any designated site. There will be no interference with the boundaries of any European site.

Disturbance to key species: In the absence of mitigation, disturbance to water quality as a result of the proposed development could lead to effects upon species of qualifying interests by means of reductions in the quality of habitat or food source quality. However, this is considered unlikely given the lack of a direct connection to any Natura 2000 sites and the distance of the nearest hydrological receptor.

Reduction in species density: No ecological corridors between the proposed site and the European sites identified will be damaged or destroyed. In the absence of mitigation, effects on water quality leading to effects on species density of the qualifying interests of identified Natura 2000 sites is considered unlikely.

Changes in key indicators of conservation value (water quality etc.): In the absence of mitigation, effects on groundwater or surface water (Racecourse Stream) are considered unlikely. Specifically, significant adverse effects on identified Natura 2000 sites (South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, Dalkey Island SPA and Rockabil to Dalkey Island SAC) are considered unlikely given the lack of a direct hydrological connection, the distance of this Racecourse Stream and the distance of the identified Natura 2000 sites. It is also considered unlikely that the proposed development will see the generation of pollutants (noise, fuel, silt etc.) to an extent which could have a significant adverse effect on these Natura 2000 sites.

Describe any likely impacts on the nearby Natura 2000 sites as a whole in terms of:

Interference with the key relationships that define the structure or function of the site: Reduction in water quality leading to changes in the population density of water-dwelling species associated with the South Dublin Bay SAC is considered unlikely due to a lack of a direct hydrological connection with the proposed site.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

Loss - Estimated percentage of lost area of habitat: None likely.

Fragmentation: None likely.

Disruption & disturbance: None likely.

Change to key elements of the site (e.g. water quality etc.): None likely.

5.3 Finding of No Significant Effects

Table 5.1: Significant Effects Report Matrix **Finding of No Significant Effects Report Matrix**	
Name and Description of project	The Sandyford Civic Park, comprising a new 0.95-hectare civic and recreational urban park located at the corner of Corrig Road and Carmanhall Road, Sandyford, Dublin 18. The proposed development includes the following key elements: • Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible. • Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure. • A new amphitheatre in the north-western portion of the park, providing a partially covered community meeting and event space. • A naturalistic forested edge along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west. • A large central lawn area providing a flexible green space for informal recreation and community use. • Reduction in the width of Corrig Road to calm traffic speeds, improve pedestrian safety, and enhance the park setting. • Planted buffering along both Corrig Road and Carmanhall Road to improve environmental quality, reduce noise, and reinforce the park's green edge. • A play facility designed for a range of age groups, providing inclusive and engaging play opportunities. • A "play along the way" design strategy, embedding playful moments and informal play elements throughout the park. • A comprehensive SuDS strategy, including swales and a rainwater retention area, to capture, manage, and integrate rainwater into the landscape design. • A new level crossing at the junction of Corrig Road and Carmanhall Road to improve connectivity and support safe, legible access to the park. • High-quality paving, seating, lighting, accessibility measures, and enhanced pedestrian connections throughout.
Name and location of Natura 2000 sites	South Dublin Bay SAC (000210) *ca*. 3.8km NE South Dublin Bay & River Tolka Estuary SPA (004024) *ca*. 3.8km NE Wicklow Mountains SPA (004040) *ca*. 6.5km SW Wicklow Mountains SAC (002122) *ca*. 6.5km SW

Is the project directly connected with or necessary to the management of the site?	No
Are there other projects or plans that together with project being assessed could affect the site?	Yes. Given the well-developed status of the site surroundings, the proximity of granted developments as well as the potential for the overlap of construction periods, a number of developments are considered to have the potential for cumulative effects. **Planning Ref.:** LRD23A/0505 **Description:** The development will comprise of the completion of the Sentinel Building to provide for 110 no. apartments. All ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks. **Decision:** Granted Permission with conditions 23/01/2024 **Cumulative Assessment:** ***Negative, Moderate, Temporary*** construction related effects with respect to noise, emissions due to site traffic and dust. **Planning Ref.:** LRD23A/0557 **Description:** Permission for a Large-scale Residential development on lands forming part of development generally known as Rockbrook. **Decision:** Granted Permission 19/10/2023 **Cumulative Assessment:** ***Negative, Slight, Temporary*** construction related effects with respect to noise, emissions due to site traffic and dust. **Planning Ref.:** LRD25A/0530/WEB **Description:** Atlas GP - planning permission for a Large-Scale Residential Development. **Decision:** Granted permission 27/08/2025 **Cumulative Assessment:** ***Negative, Significant, Temporary*** construction related effects with respect to noise, emissions due to site traffic and dust.
The Assessment of Significance of Effects	
Describe how the project is likely to affect the Natura 2000 site	Whilst additional developments in the vicinity of the site could exert a range of effects on the local environment and the site itself, significant effects on Natura 2000 sites are considered unlikely given the lack of a direct hydrological link with the proposed site and the distance of the identified protected sites. The implementation of best practice construction methodologies and good housekeeping measures as outlined in the accompanying EIA Screening report (**252868-ORS-XX-**

	XX-RP-EN-13d-001) should further reduce the likelihood of adverse effects on relevant Natura 2000 sites.
Explain why these effects are not considered significant	Significant effects on surface or groundwater quality in the absence of mitigation are considered unlikely given the scale and characteristics of the proposed works as well as the characteristics of the surrounding environment (groundwater vulnerability, soil permeability, distance of closest hydrological receptor).
Describe how the project is likely to affect species designated under Annex II of the Habitats Directive.	Adverse effects on species due to water quality disruption is considered unlikely given the distance of the closest hydrological receptor. The relevant species are listed in **Table 3.2**.
Data Collected to Carry out the Assessment	
Who carried out the assessment	Jack Wilton, BSc, MSc, Environmental Consultant
Sources of data	NPWS, EPA, GSI, NBDC, Dún Laoghaire-Rathdown County Council
Level of assessment completed	Stage 1 Appropriate Assessment Screening
Where can the full results of the assessment be accessed and viewed	Full results included

6 Conclusion

In accordance with Article 6(3) and (4) of the Habitats Directive, the relevant case law, established best practice and the precautionary principle, this AA Screening Report has examined the details of the project in relation to the relevant Natura 2000 sites within the Zone of Influence of the application site that may have established S-P-R linkages.

At this stage of the AA process, it is for the competent authority, i.e., Dún Laoghaire-Rathdown County Council, to carry out the screening for AA and to reach one of the following determinations:

1. AA of the proposed development is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites;

2. AA of the proposed development is not required if it can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites.

On the basis of objective information provided in this report, a significant effect of the proposed development on any European sites, individually or in combination with other plans or projects, can be excluded. It is therefore the opinion of the author that Stage II (Natura Impact Statement) of the proposed development **is not** required.

7 References

CIEEM (2018) Good Practice Guidance for Habitats and Species. Chartered Institute of Ecology and Environmental Management (CIEEM).

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland. Chartered Institute of Ecology and Environmental Management (CIEEM).

CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine, v1.3. Chartered Institute of Ecology and Environmental Management (CIEEM).

Council of the European Communities (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

Department of Housing, Local Government and Heritage (2009) Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities

Department of Housing, Local Government and Heritage (2024) Ireland's 4th National Biodiversity Action Plan 2023–2030.

EPA (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports. Environmental Protection Agency (EPA).

European Parliament and Council (2009) Directive 2009/147/EC of 30 November 2009 on the conservation of wild birds.

European Union (2017) Environmental Impact Assessment of Projects - Guidance on Screening.

Government of Ireland (2011) European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011).

Government of Ireland (2024) European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374 of 2024).

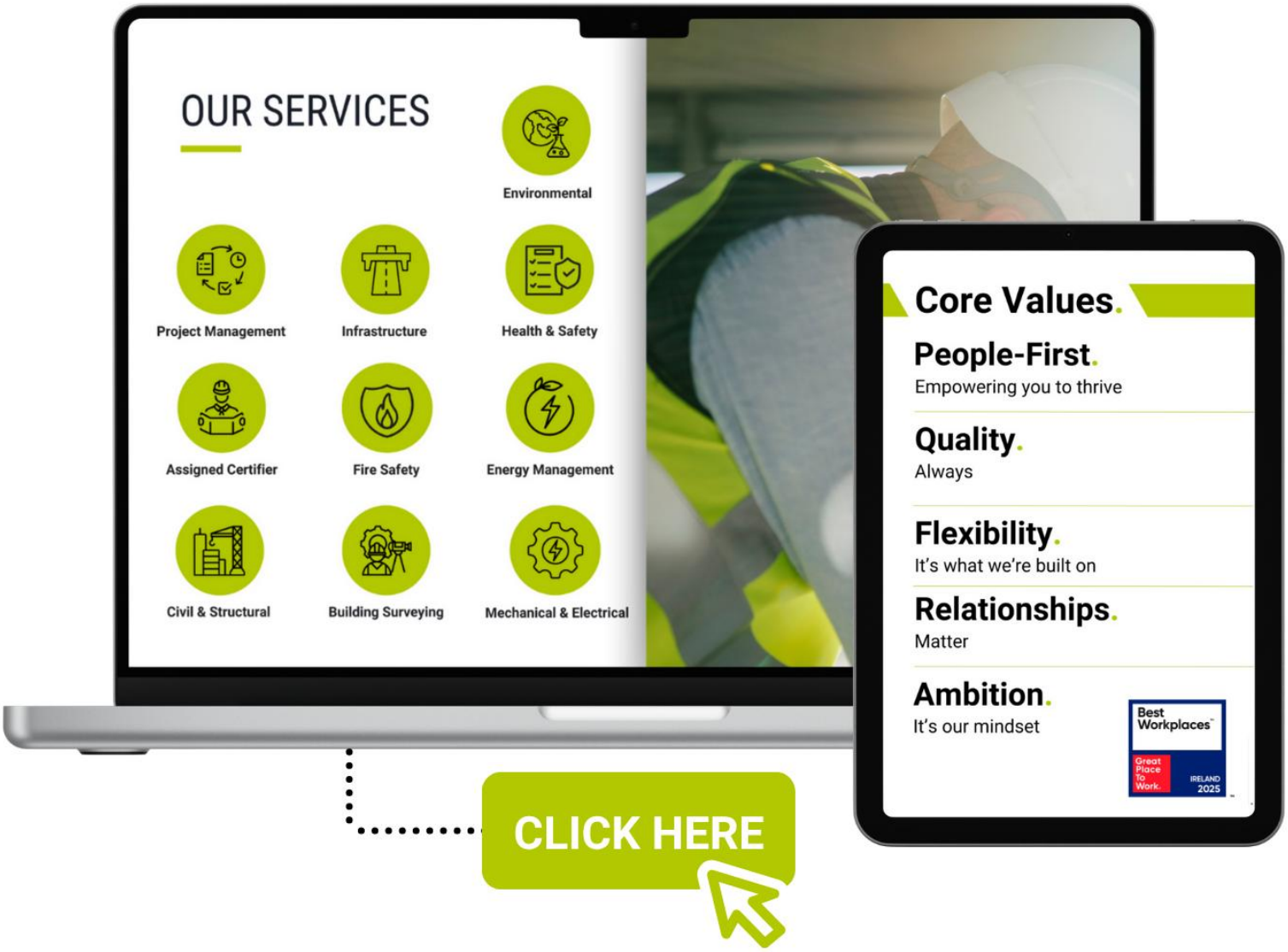
Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants (2006) Appropriate Assessment of Plans.

ORS

A World-Class Multidisciplinary Building Consultancy

10 SERVICES, 1 TEAM

Have a project in mind? View our brochure to learn more about how our multidisciplinary team can support you.



info@ors.ie ors.ie @orsireland