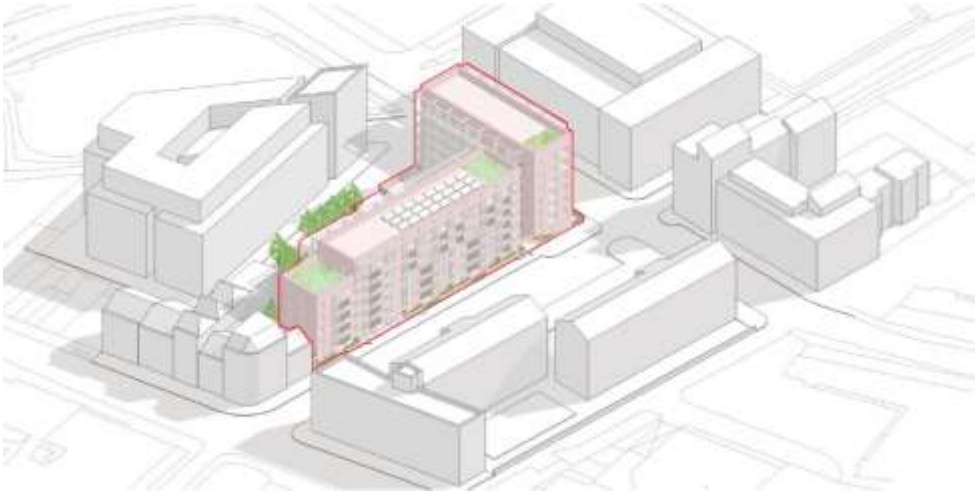
July 2025



Appropriate Assessment – Stage 1: Screening Report

Glover Court Regeneration Scheme Dublin 2

On behalf of

Dublin City Council

MALONE O'REGAN ENVIRONMENTAL

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Appropriate Assessment – Stage 1: Screening Report

Glover Court Regeneration Scheme Dublin 2

Dublin City Council

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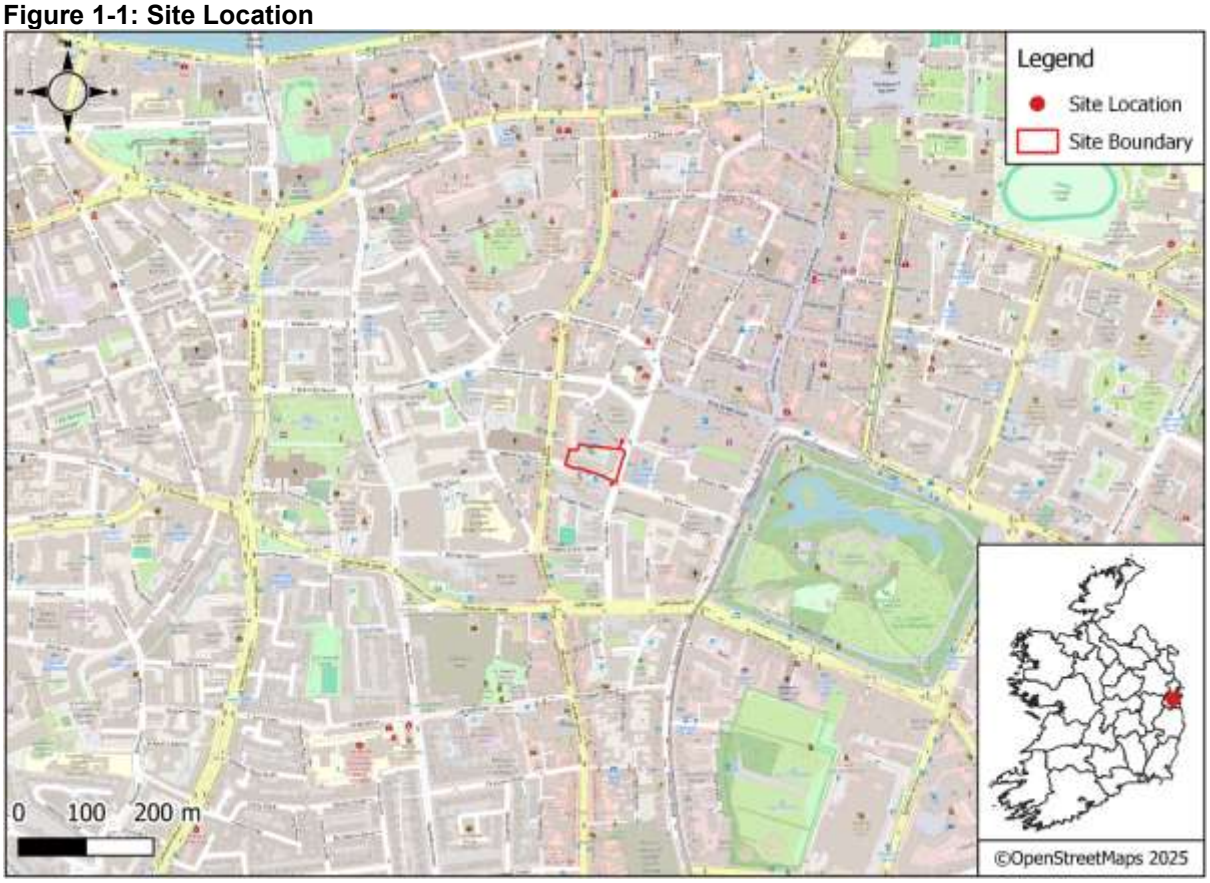
1 INTRODUCTION

Malone O'Regan Environmental ('MOR Environmental') were commissioned by Dublin City Council ('DCC') ('the Applicant') to undertake an Appropriate Assessment Screening Report ('AA') to assess the potential adverse effects, if any, of the proposed retrofit and infill housing renewal scheme ('the Proposed Development) at Glover Court, York Street, Dublin 2 (OS Reference 116197, 390998) on nearby sites with European conservation designations (i.e., Natura 2000 sites).

The Proposed Development will be located on a site that is circa ('ca.') 0.22 hectares ('ha') in size and is located within Dublin City Centre, Dublin 2 and is shown in Figure 1-1 ('the Site').

The purpose of this assessment was to determine the appropriateness, or otherwise, of the proposed works in the context of the conservation objectives of European sites through the research and interpretation of the best scientific, geographic and engineering knowledge. This report seeks to determine whether the Proposed Development will, on its own or in-combination with other plans / projects have a significant effect on the integrity European sites within a defined zone of influence of the Site. This AA has been prepared without taking into account measures intended to avoid or reduce an impact on a European site.

Figure 1-1: Site Location



1.1 Statement of Authority

This report was reviewed and approved by Ms. Kathryn Broderick, Principal Consultant - Ecologist. Kathryn has over 8 years' experience working in the ecological consultancy sector. As part of her role, Kathryn is required to undertake habitat surveys and appraisals as well as specialist protected species surveys in support of Ecological Impact Assessments and Appropriate Assessments. Kathryn has also completed a diploma in Environmental Law and Planning, which had a focus on Environmental Impact Assessments ('EIA') and AA, which has

provided her with a comprehensive understanding of the legal context and requirements of these types of assessments.

1.2 Regulatory Context

The following guidance documents were adhered to for the preparation of this AA report:

- Office of Public Relations ('OPR') Practice Note PN01, *Appropriate Assessment for Screening for Development Management,* The Office of the Planning Regulator [1];
- *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 [2];
- *Guidelines for Ecological Impact Assessment in the UK and Ireland*, Chartered Institute of Ecology and Environmental Management [3];
- *Managing Natura 2000 Sites: The Provision of Article 6 of the Habitats Directive 92/43/EEC,* European Commission [4];
- *Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities*, Department of Environment, Heritage and Local Government ('DoEGLH') [5]; and,
- *Appropriate Assessment under Article 6 of the Habitats Directive; Guidance for Planning Authorities. Circular NPW 1/10 and PSSP 2/10*, DoEGLH [6].

This AA was prepared in accordance with and in compliance with the following legislation:

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna, better known as "The Habitats Directive". This provides the framework for legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000.

For completeness, the Planning and Development Act 2000 (as amended) states "*European site*" means:

a. A candidate site of Community Importance;
b. A site of Community Importance, F815 [(ba) a candidate Special Area of Conservation];
c. A Special Area of Conservation ('SAC');
d. A candidate Special Area of Conservation ('cSAC'); or,
e. A Special Protection Area ('SPA')

These are Special Areas of Conservation ('SACs') designated under the Habitats Directive and Special Protection Areas ('SPAs') designated under the Conservation of Wild Birds Directive (79/409/EEC as amended 2009/149/EC) (better known as "The Birds Directive"). Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European 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 [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and 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 implication 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".

The Habitats Directive promotes a hierarchy of avoidance, mitigation, and compensatory measures. First, the project should aim to avoid any negative impacts on European sites by identifying possible impacts early in the planning stage and designing the project in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the project is still likely to result in adverse effects, and no further practicable mitigation is possible, it must be rejected unless it follows the process established under Article 6(4). If the project is required for imperative reasons of overriding public interest ('IROPI test') under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effects.

1.3 Stages of Appropriate Assessment

There are four distinct stages to undertaking an AA as outlined in current European Union ('EU') and Department of Environment, Heritage and Local Government ('DoEHLG') guidance:

Stage 1: Screening

This process identifies the potential impacts of a plan or project on a Natura site, either alone or in combination with other plans and projects and considers whether these impacts are likely to be significant. If potentially significant impacts are identified the plan or project cannot be screened out and must proceed to Stage 2.

Stage 2: Appropriate Assessment

Where potentially significant impacts are identified, an assessment of the potential mitigation of those impacts is required; this stage considers the appropriateness of those mitigation measures in the context of maintaining the integrity of the Natura 2000 sites. If potential significant impacts cannot be eliminated with appropriate mitigation measures, the assessment must proceed to Stage 3.

Stage 3: Assessment of Alternatives Solutions

This process examines alternative ways to achieve the objectives of the plan or project that avoid adverse impacts on the integrity of the Natura 2000 site if mitigation measures are deemed insufficient.

Stage 4: Imperative Reasons of Overriding Public Interest ('IROPI')

Assessment where no alternative solution exists for a plan or project and where adverse impacts remain. This includes an assessment of compensatory measures, where in the case of projects or plans, can be considered necessary for IROPI.

2 SCREENING FOR APPROPRIATE ASSESSMENT

Screening determines whether Appropriate Assessment is necessary by examining:

1. Whether a plan or project can be excluded from AA requirements because it is directly connected with, or necessary to, the management of a European site; and,
2. Whether the project will have a potentially significant effect on a European site, either alone or in combination with other projects or plans, in view of the site's conservation objectives.

Screening involves the following:

i) Description of a plan or project;

ii) Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives;

iii) Assessment of likely effects – direct, indirect, and cumulative – undertaken on the basis of available information as a desk study or field survey or primary research as necessary; and,

iv) Screening Statement with conclusions.

2.1 Methodology

2.1.1 Determining Zone of Influence

The starting point for this assessment was to determine the Zone of Influence. The Zone of Influence ('ZoI') comprises the area in which the Proposed Development may potentially affect the conservation objectives (or qualifying interests) of a European site.

Guidance in Appropriate Assessment of plans and projects in Ireland notes that a distance of 15km is recommended for the identification of relevant European sites [5]. However, guidance from the National Parks and Wildlife Service ('NPWS') recommends that the distance should be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects (cumulative) [6]. For some projects, the distance could be greater than 15km and in some cases, less than 100m.

The definition of the zone of influence for the proposed works includes evaluating the following:

- Identification of the European sites that are situated within, in close vicinity or downstream within the zone of influence of the Proposed Development;
- Identification of the designated habitats and species and Conservation Objectives for the identified European sites;
- Identification of the environmental conditions that stabilise and increase the qualifying interests of the Natura sites towards favourable conservation status;
- Identification of the threats/impacts – actual or potential that could negatively impact the conservation objectives for the European sites;
- Identifying the activities of the proposed works that could give rise to significant adverse impacts; and,
- Identification of other plans or projects for which in-combination impacts would likely have significant adverse effects.

2.1.2 Source-Pathway-Receptor Model

European sites are only at risk from significant effects where a source-pathway-receptor link exists between a Proposed Development and European sites. This can take the form of a direct impact (e.g. where the Proposed Development is located within / in close vicinity to the boundary of a European site), or an indirect impact where impacts outside of the European site but affect ecological receptors within (e.g. impacts to water quality which can affect estuarine habitats at a distance from the impact source).

The likely effects of the Proposed Development on any European site has been assessed using a source-pathway-receptor model. A source-pathway-receptor model is a standard tool used in environmental assessment [7, 8]. The model comprises of:

- A source: any potential impacts from the Proposed Development, e.g. the runoff of sediment / construction pollution;
- A pathway: the means or route by which a source can affect the ecological receptor; and,
- A receptor: the qualifying interests and / or special conservation interests of the European sites.

In order to establish the Zone of Influence of the Proposed Development works, the likely key environmental impacts / changes associated with the Proposed Development were determined having regard to the project characteristics set out in Section 3.3 of this report. Zone of Influence for various potential impact pathways are discussed in Section 4.1.

2.1.3 Desk-Based Studies

A desk-based review of information sources was completed, which included the following sources of information:

- Review of aerial maps of the Site and surrounding area;
- The National Parks and Wildlife Service ('NPWS') website was consulted with regard to the most up-to-date details on conservation objectives for the European sites relevant to this assessment [9];
- The National Biodiversity Data Centre ('NBDC') website was consulted with regard to species distributions [10];
- The Environmental Protection Agency ('EPA') Maps website was consulted to obtain details about watercourses in the vicinity of the Site [11]; and,
- The Dublin City Council Planning Portal to obtain details about existing / proposed developments in the vicinity of the Site [12].

2.1.4 Field Survey

A Site walkover was undertaken on 4th April 2024 by two suitably qualified and experienced MOR Environmental ecologists to assess the extent and the quality of habitats present on the Site and to identify any potential ecological receptors associated with the European sites.

The habitat survey was undertaken for the Proposed Development utilising the Heritage Council's – '*A Guide to Habitats in Ireland'* [13]. This is the standard habitat classification system used in Ireland and includes both a desk-based and field-based assessment.

The assessments were extended to also identify the potential for these habitats to support other features of nature conservation importance, such as species afforded legal protection under either Irish or European legislation.

2.1.5 Survey Limitations

No survey limitations were encountered.

3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

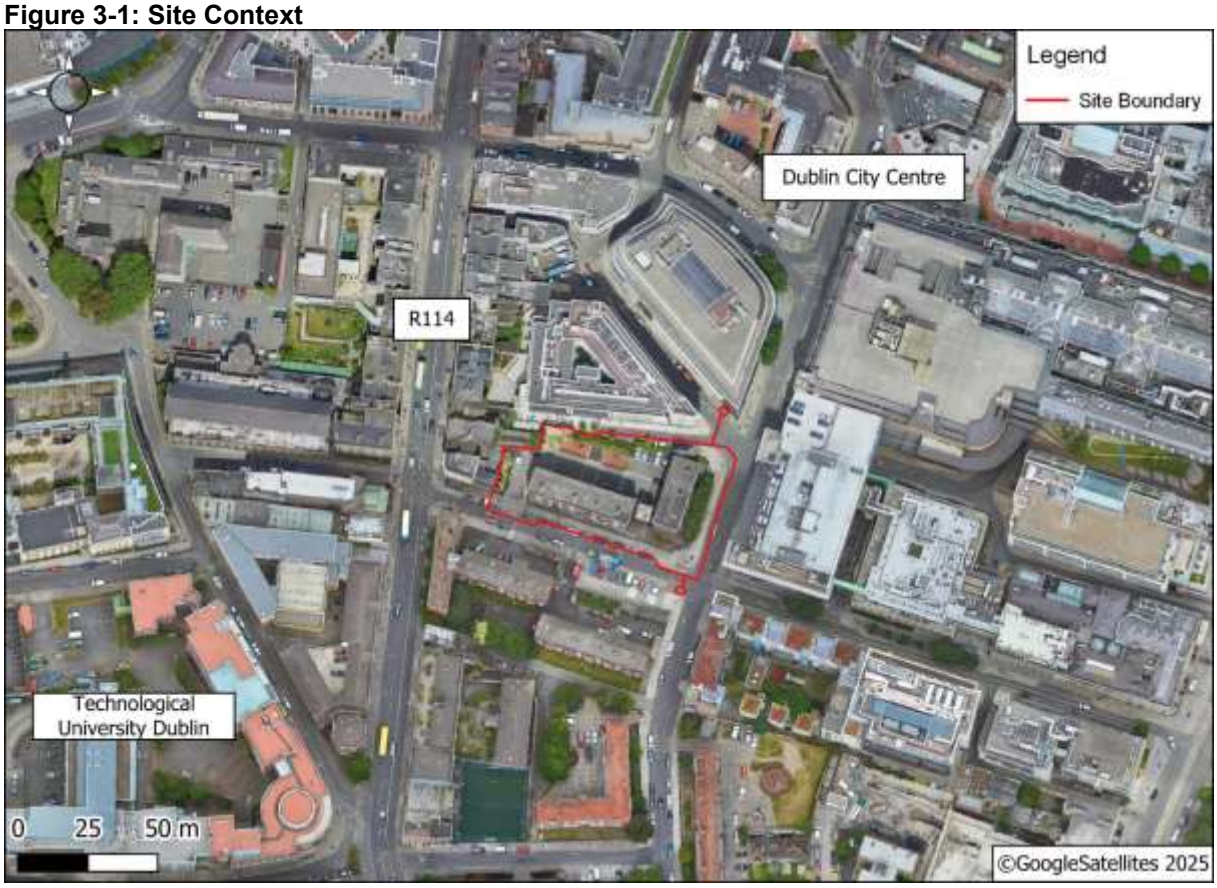
3.1 Site Context and Description

The Proposed Development is located on a ca. 0.22 hectares ('ha') site on York Street, Dublin 2, Co. Dublin. The Site is located within Dublin City Centre within a residential urban landscape and is accessed via York Street, off the regional road R114.

The Site is comprised of existing residential buildings and a playground with sections of ornamental planting and a single treeline is present along the eastern perimeter of the Site. The Site is bordered by residential properties. The surrounding area is a mix of residential buildings and small commercial businesses.

The Site is located in an area zoned under Z5 '*City Centre – Zone Z5'*, with an objective '*To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity*.' Residential development is 'permitted in principle' in Z5 areas [14]. Refer to Figure 3-1.

Figure 3-1: Site Context



3.2 Watercourses within the Vicinity of the Site

As per Environmental Protection Agency ('EPA') maps, the Site is situated within the Liffey and Dublin Bay Catchment [Catchment_ID: 09] and the Dodder_SC_010 subcatchment [Subcatchment_ID: 09_16] [11].

As per EPA maps there are three waterbodies of note within 1km of the Site.

1. St Stephens Green Pond

This waterbody is located ca. 250m northeast of the Site and is the nearest hydrological feature to the Site. As per EPA maps, this is an isolated waterbody.

2. The Poddle stream

This Stream is located ca. 745m to the west of the Site at its closet point. This stream flows in a northerly direction before draining into the River Liffey.

3. River Liffey

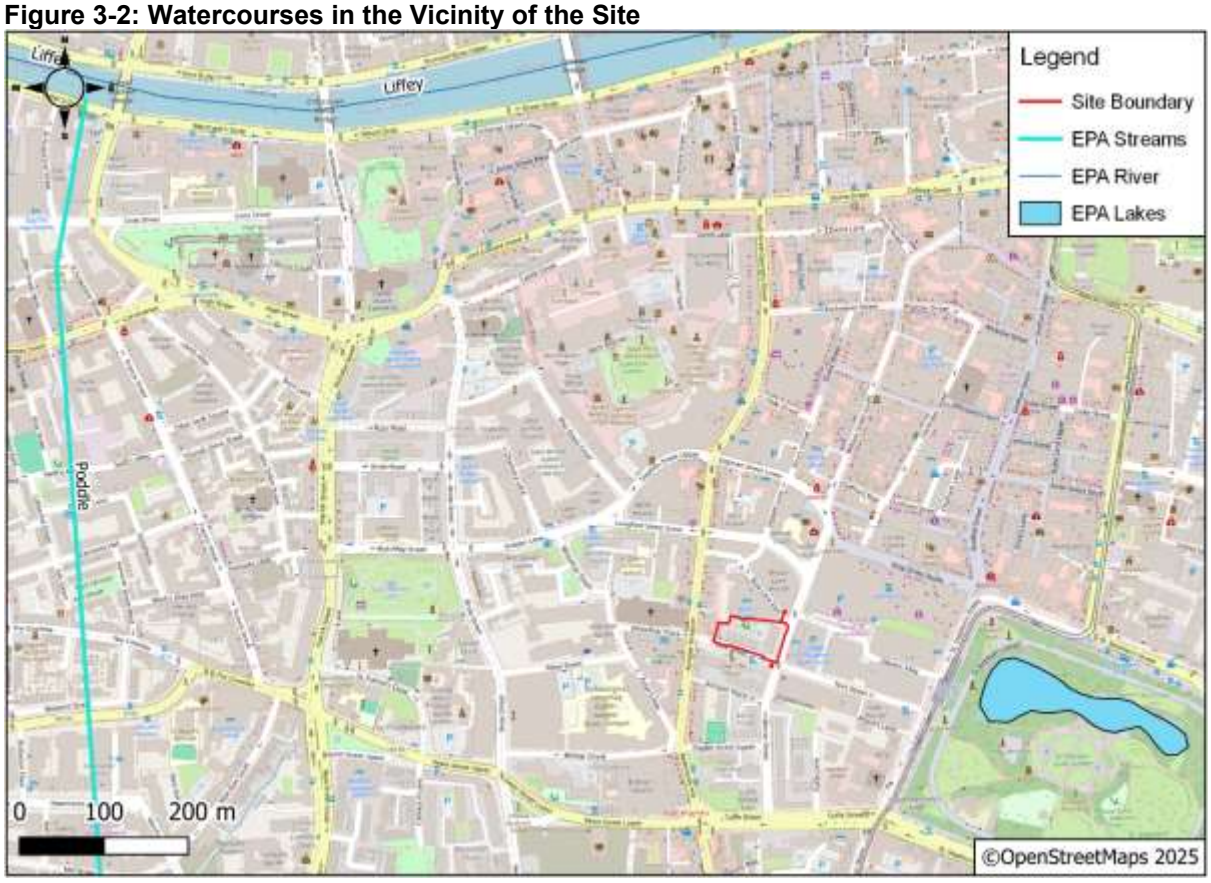
This River is located ca. 740m to the north of the Site.

No hydrological connection was identified between the Site and the St Stephens Green Pond, the Poddle stream or the River Liffey.

Under the Water Framework Directive ('WFD') 2000/60/EC, the EPA classifies the status and the risk of not achieving good water quality status for all waterbodies in Ireland [11]. According to the WFD status 2016-2021, the water quality within the Poddle stream is considered to be '*Poor,'* and the status of this river is considered *'at risk'.* According to the Transitional Waterbody WFD Status 2016-2021, the status of the River Liffey is of '*good*' [11]..

The location of the key surface water features in the vicinity of the Site are illustrated in Figure 3-2 below.

Figure 3-2: Watercourses in the Vicinity of the Site



3.2.1 Drainage Ditches

No drainage ditches were identified onsite. Furthermore, as per EPA Flood Maps, the Site is not located within an area for Arterial Drainage Schemes or Drainage Districts.

3.3 Proposed Development

The project comprises the deep retrofit, amalgamation and extension of the two existing York Street and Mercer Street blocks. A detailed description of the Proposed Development is described below:

- Amalgamated building comprising a five-storey and a six-storey block to York Street and a seven-storey block to Mercer Street;
- Provision of 53 dwellings (15 one-bed apartments, 30 two-bed apartments, eight three-bed apartments);
- Deep retrofit and extension to the two existing housing blocks;
- York Street block to be extended / side bay at both ends and by one additional upper floor;
- Mercer Street blocks to be extended / side bay on the corner with York Street and by two additional upper floors;
- New stairs and lift cores are to be accommodated within the grid of the existing frame, one in each block;
- Include a new external façade throughout with a new access deck to the internal courtyard and balconies to the street-facing facades;
- New vehicular entrance and pedestrian exit from Bow Lane, with associated street/ road improvement works;
- Provision of nine new designated resident car parking spaces; and,
- Upgrade of communal amenity space to inner courtyard, new landscaping and associated public realm improvement.

3.3.1 Site Access

The existing site is accessed from York Street; however, it is proposed to extend the existing building along the York Street elevation, which will close off this existing entrance. It is proposed to construct a new entrance off Bow Lane east to provide access to ten car parking spaces.

Pedestrian and cyclist access to the development shall be accommodated via the main access on Bow Lane East, at the northern boundary of the development site.

3.3.2 Drainage

Surface Water Drainage

Uisce Éireann drainage records do not indicate any public storm sewers in the vicinity of the subject development site. However, Irish Water records indicate an existing 100mm diameter vitrified clay combined sewer running west-east along York Street to the south of the subject site.

Proposed Surface Water Arrangements

Stormwater runoff from the proposed new build development shall be restricted to greenfield runoff rates or 2.0l/sec whichever is greater. Attenuation shall be provided for the predicted 1-in-100-year extreme storm event (as increased by 20% for the predicted effects of climate change).

It is proposed to discharge the storm water into the existing public combined sewer along York Street, south of the development site. As per standard practice, a ‘dead’ leg connection shall be left in place for a possible connection to a dedicated future storm line if required

Sustainable urban drainage ('SuDs')

The second aspect to be included in new applications is to incorporate sustainable urban drainage ('SuDs') proposals into the scheme.

SuDs requires that storm water quality is increased before disposal and, where applicable, storm water is discharged into the ground on site. A high-level SuDS strategy being reviewed at the moment includes the following SuDS elements:

- Green and Blue Roof;
- Permeable paving along the internal path;
- Attenuation tank.

The Proposed Development shall comply with the requirements of the Dublin City Development Plan Appendix 11 in relation to the provision of green and blue roofs for the development. It is proposed that the Proposed Development will provide 70% extensive green / blue roof coverage in accordance with the Dublin City Development Plan. Please refer to design details prepared by CS Consulting.

Foul Water

Uisce Éireann records indicate that the following relevant existing foul and combined sewers are in place surrounding the development site:

- A 300mm diameter vitrified clay combined sewer in York Street, running west to east at the development site's south boundary; and,
- A 300mm diameter vitrified clay combined sewer runs in Mercer Street, along the development site's eastern boundary.

All foul effluent from the Proposed Development will flow by gravity to the existing 300mm combined sewer on York Street, as recommended by Uisce Éireann in its Confirmation of Feasibility. The last private manhole within the site shall be in accordance with DCC and Uisce Éireann requirements and accessible for maintenance purposes.

A Pre-Connection Enquiry ('PCE') was submitted to Uisce Éireann, and a Confirmation of Feasibility ('CoF') was subsequently received in response, stating that connection to the public wastewater would be feasible without infrastructure upgrade by Uisce Éireann.

3.3.3 Earthworks

The proposed development is for a retrofit and extension to existing structures. Earthworks will be required for the following aspects:

- The new extensions and new structure;
- The existing blocks will have a new lowered and insulated ground floor slab, which will require the removal of existing concrete slabs;
- The existing courtyard is to be redeveloped, with the Site being cleared to allow for the proposed landscape design;
- The attenuation tank is located under the proposed car parking area and new entrance onto Bow Lane; and,
- The bike store is to be located in the courtyard.

3.3.4 Landscape Plan

A landscape plan will be implemented as part of the Proposed Development by Bernard Seymour Landscape Architects and submitted as part of the planning application. This

includes for an amenity area, proposed evergreen hedge and raised planter boxes within the Site. Please refer to the prepared landscape plan for full details.

3.4 Demolition and Construction Procedures

During the Demolition and Construction Phase, the methods of working will comply with all relevant legislation and best practice guidelines to reduce the adverse environmental effects of the works. Although construction and demolition phase adverse effects are generally of short-term duration and are localised in nature, the adverse effects will be reduced as far as practicable through compliance with current construction industry guidelines, including but not limited to:

- C532 – Control of Water Pollution from Construction Sites. Guidance for Consultants and Contractors [15]; and,
- C741 - Environmental Good Practice on Site (4th edition) [16].

The proposed works will aim to be completed in approximately 18 months from the grant of planning conditions. Working hours will generally be restricted to between 07:00 – 18:00 hours Monday to Friday inclusive and between 08:00 – 13:00 hours on Saturdays. Construction work will not be permitted on Sundays, public holidays or at night-time except where safety concerns necessitate it or if agreed in advance with the Planning Authority.

4 IDENTIFICATION OF EUROPEAN SITES

In accordance with the European Commission Methodological Guidance [17] a list of European sites that can be potentially affected by the Proposed Development has been compiled. Guidance for Planning Authorities prepared by the Department of Environment, Heritage and Local Government [5] states that defining the likely zone of impact for the screening and the approach used will depend on the nature, size, location and the likely significant effects of the project. The key variables determining whether or not a particular European site is likely to be negatively affected by a project are:

- The physical distance from the Site to the European site;
- The presence of impact pathways;
- The sensitivities of the ecological receptors; and,
- The potential for in-combination effects.

All Special Protection Areas ('SPAs') and Special Areas of Conservation ('SACs') within 15km have been considered to assess their ecological pathways and functional links. As acknowledged in the OPR guidelines [1], few projects have a zone of influence this large; however, the identification of European sites within 15km has become widely accepted as the starting point for the screening process. For this reason, all SPAs and SACs within 15km have been identified for consideration as part of the screening.

There are nineteen European sites located within 15km of the Site - these are identified in Figure 4-1 and Table 4-1.

Figure 4-1: European sites within 15km of the Site

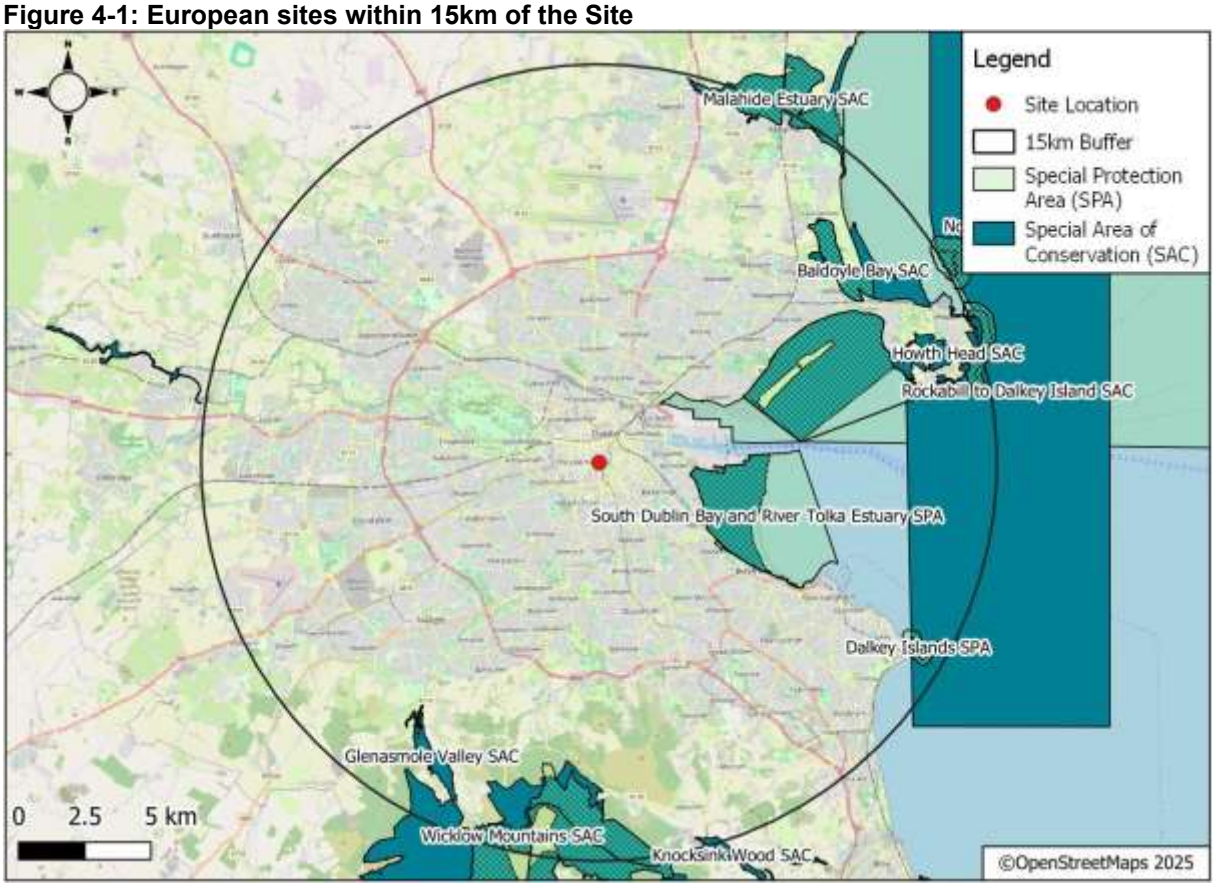


Table 4-1: European Designated Sites within 15km of the Site

Site Name	Code	Distance (km)	Direction from the Site
Special Areas of Conservation ('SAC')			
North Dublin Bay SAC	000206	Ca. 6.0km	NE
South Dublin Bay SAC	000210	Ca. 3.4km	SE
Baldoyle Bay SAC	000199	Ca. 11km	NE
Glenasmole Valley SAC	001209	Ca. 11.5km	SW
Wicklow Mountain SAC	002122	Ca. 11.5km	SW
Howth Head SAC	000202	Ca. 11.8km	NE
Rockabill to Dalkey Island SAC	003000	Ca. 11.5km	E
Malahide Estuary SAC	000205	Ca. 14km	NE
Knocksink Wood SAC	000725	Ca. 14.5km	SE
Ireland's Eye SAC	002193	Ca. 15km	NE
Special Protection Area ('SPA')			
South Dublin Bay and River Tolka Estuary SPA	004024	Ca. 3.5km	SE
North Bull Island SPA	004006	Ca. 3km	NE
North-West Irish Sea SPA	004236	Ca. 7.7km	NE
Baldoyle Bay SPA	004016	Ca. 11.2km	NE
Malahide Estuary SPA	004025	Ca. 14km	NE
Ireland's Eye SPA	004117	Ca. 15km	NE
Howth Head Coast SPA	004113	Ca. 14.2km	NE
Dalkey Islands SPA	004172	Ca. 13.2km	SE
Wicklow Mountains SPA	004040	Ca. 11.5km	SW

4.1 Identification of European Sites within ZoI

The Zone of Influence ('ZoI') comprises the area in which the Proposed Development may potentially affect the conservation objectives (or qualifying interests) of a European site. The definition of ZoI for the proposed works evaluated multiple factors as outlined in Section 2.1 and discussed below. Please note that the extent of ZoI differs for different environmental aspects, e.g. air, water, etc.

Habitat Loss / Degradation

No designated habitats were identified onsite. The Site is currently comprised of existing residential building and associated garden and is located within a wider urban residential area. Furthermore, the onsite habitats and habitats in the immediate vicinity of the Site are considered unsuitable for any designated species.

No impacts associated with designated habitat loss / degradation as a result of the Proposed Development are anticipated, given the distance separating the Site from the European sites and the lack of any hydrological connections.

Water Quality Impairment

Potential water quality impacts would typically be associated with the release of sediment and other pollutants to surface water during the Construction and Demolition Phase of the Proposed Development; therefore, the ZoI would be considered to include the receiving waterbodies adjacent to and downstream of the Site during the construction phase within 5km.

However, no hydrological connection was identified between the Site and any EPA watercourse or European Site. Furthermore, all demolition and construction work associated with the Proposed Development will take place within the existing area and will be confined to the boundary of the Site. Additionally, the development area will be separated from all watercourses by the existing residential and urban infrastructure, including buildings, roads and areas of hardstanding.

In addition, during the Demolition or Construction Phase, there will be no direct discharges from the Proposed Development to any watercourse. All works will be carried out in accordance with best practice guidelines.

During the Operational Phase, all surface water and foul drainage will be directed through the existing drainage networks as outlined in Section 3, and in the drawings prepared by CS Consulting that will be submitted in support of this planning application.

It can, therefore, be objectively concluded that there will be no likely significant effects on the European sites without taking mitigation measures into account. As such, they have been screened out from further consideration.

Air Quality Impairment

According to the Institute of Air Quality Management ('IAQM') Guidelines, potential adverse effects from dust arising from construction to ecological receptors occur within 50m of a construction site [18].

The closest European site is the South Dublin Bay and River Tolka Estuary SPA, which is located ca. 3.4 km from the Site at its closest point. Therefore, it can be concluded that no impacts associated with dust will occur as a result of the Proposed Development given the distance separating the Site from the European sites and the small-scale nature of the development.

It is not considered that the Proposed Development will result in any significant effect on any European sites as a result of construction dust.

Noise / Disturbance

Noise from the construction activity has the potential to cause disturbance to resting, foraging and commuting qualifying species of the European sites.

Individual species will provoke different behavioural responses to disturbances at different distances from the source of disturbance.

- Transport Infrastructure Ireland (formerly the National Roads Authority) has produced a series of best practice planning and construction guidelines for the treatment of certain protected mammal species (i.e. otter), which indicate that disturbance to terrestrial mammals would not extend beyond 150m [19]; and,
- Studies have noted that different types of disturbance stimuli are characterised by different avifaunal reactions; however, in general a distance of 300m can be used to represent the maximum likely disturbance distance for waterfowl [20].

The ZoI for noise / disturbance is therefore established as the Site with a 300m buffer. All identified European Sites are located outside of this zone of influence. Furthermore, there are no habitats onsite which are suitable for any of the designated bird species.

Therefore, it can be concluded that no impacts associated with noise or disturbance will occur as a result of the Proposed Development and the European sites have been scoped out for further consideration in relation to potential noise impacts.

Invasive Species

No high-risk invasive species were recorded within the Proposed Development. Therefore, no impacts associated with spread of invasive species as a result of the Proposed Development are anticipated.

Identification of European Sites

The Site is not located within or directly adjacent to any European sites, however, the boundaries of nineteen are located within 15km from the Site.

Given the short duration of the construction works, distance separating the Site from the European Sites, and the lack of impact pathways it is considered that the Proposed Development will not result in adverse effects to these European sites, and they have therefore been screened out from further consideration.

5 SCREENING AND ASSESSMENT OF POTENTIAL IMPACTS

Using professional experience, guidance and judgement, the following factors have been taken into account in identifying potential significant impacts on the identified European sites:

- Distance from any European Site;
- Qualifying Interests;
- Special Conservation Interests;
- Conservation Objectives;
- The nature of the onsite habitats;
- The location of the Site;
- The scale and disturbance of the Proposed Development.

Based on these factors, **no potential significant impact has been taken forward for further consideration**. This is based on the available information from field and desk-based assessment as outlined in Section 4.

Overall, the screening exercise **did not identify any other factors** that could result in any direct or indirect loss or disturbance to any of the Annex I habitats or Annex I or II species for which the European sites are designated. It can be stated that the Proposed Development will not cause:

- Any reduction in the area of the habitat or European Site;
- Direct or indirect damage to the physical quality of the environment of any European Site;
- Any serious or ongoing disturbance to species or habitats for which any European Site is designated; or,
- Direct or indirect damage to the size, characteristics or reproductive ability of populations any European Site.

On the basis of the Source-Pathway-Receptor ('SPR') risk assessment principle, there is no ecological or functional link between the Proposed Development and any European sites.

5.1 Analysis of 'In-Combination' Effects

The Habitats Directive requires competent authorities to make an appropriate assessment of any plan or project which is likely to have a significant effect alone or in-combination with other plans and projects.

As described above, the proposed work alone is unlikely to have any direct or indirect adverse effects on any of the European sites located within 15km of the Site.

A review of the Dublin City Council Planning eplan website did not identify any current or previous granted plans or projects in the immediate vicinity that are considered likely in-combination with the Proposed Development to result in significant impacts on European sites [12].

However, the following planning applications listed in Table 5-1 have been assessed by the council within the planning system and are similar to the Proposed Development in scale and design, all which are located within the vicinity of the Site.

Table 5-1: Planning Applications within the vicinity of the Site

Application Ref	Decision	Development Description	Appropriate Assessment
Dublin City Council Planning Ref: 5485/22	Granted – 12/04/2023	*PROTECTED STRUCTURE: The development will consist of modifications to the previously approved development, (application Reg Ref. 4170/18, ABP-303453-19), consisting of the omission of the 200 sq. m. basement level to the rear of no. 23 and 24 Aungier Street and No. 40 Bow Lane East, minor internal modifications to the previously approved ground and mezzanine levels to include the relocation of toilets and service areas and all associated site works.*	The Planners Report states that '*A Natura 2000 Impact Screening Report for the original Application concluded that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result a Stage 2 Appropriate Assessment would therefore not be required.'*
Dublin City Council Planning Ref: 2413/16	Granted – 07/062016	*PROTECTED STRUCTURE: Permission for development to amend a previously permitted 7 No. storey over basement Hotel development (DCC Reg. Ref. 2651/08 (ABP Ref. PL29S.231043) as extended by DCC Reg. Ref. 2651/08x1 ; and DCC Reg. Ref. 3035/15) on a site of 0.19 Ha, approximately, at the rear of Nos. 19-22 Aungier Street and bounded by Aungier Street, the unnamed lane adjacent to Glovers Court and Bow Lane East, Dublin 2 (a Protected Structure). The development will consist of the provision of a second level of basement measuring 730 sq m (under the footprint of the permitted 1,399 sq m single basement level), principally required for ancillary storage and plant.*	The Planners Report states that *'Due to the location of the site at a distance from any Natura 2000 site and the brownfield nature of the site and the nature of the development which proposes a second basement level, it is considered that no adverse environmental impacts will arise for the nearest Natura 2000 sites, Thus no Appropriate Assessment is required for this proposal.'*
Dublin City Council Planning Ref: 3208/10	Granted – 014/02/2010	*Permission is sought for a development at the St. Stephen's Green Centre, which is an existing 6 storey over basement shopping centre. the site is bounded by St. Stephen's Green West (to the east), South King Street (to the north), Mercer Street (to the west) and Glover's Alley (to the south). The site area of the existing St. Stephen's Green shopping centre is 1.114 hectares. the location of the proposed development within this site is the existing rooftop car park on levels 9B and 8A, and adjoining stair/lift cores. The development will consist of a new 11-screen cinema complex of 1851 seats capacity with associated concession, ticket sales spaces and foyer spaces, toilets, stores, staff accommodation and associated plant on the existing*	No Appropriate Assessment Screening available on Dublin City Council eplan.

Application Ref	Decision	Development Description	Appropriate Assessment
		rooftop car park of the shopping centre. The development will also consist of: *1. The demolition of rooftop plant area and the re-location of existing telecommunications plant within a proposed new screened plant area above the cinema foyer, set back from street level.* *2. The removal of 126no. of rooftop car parking spaces to allow for the proposed development.* *3. The construction of an 11-screen cinema complex of varying parapet heights (+44.90m OD, +43.30m OD and +41.50m OD, with associated foyer/lobby containing ticket and concession sales, incorporating a 6.5m feature cantilevered foyer structure.* *4. The extension of two existing stair cores and one lift up to the new level of the foyer with new parapet levels of +43.30m OD and +38.80m OD.* *5. The construction of a partially screened external fire escape covered walkway around the perimeter of cinemas.* *6. Change of use of 141sqm of existing car parking on Level 7A to form the cinema entrance lobby from the existing shopping mall. This to work to involve the partial demolition of internal wall at the top of the existing escalators, and the provision of new glass balustrade and 2 new escalators at existing car park level 7A. Access to the new cinemas will be provided through the existing entrances in the shopping mall, as well from the existing car park. The total Gross Development Area (GDA) of the proposed development is 4003sqm, including 141sqm proposed as change of use within the proposed development area. Existing car park will provide 992 number of spaces following development, and existing access and egress points will be maintained.*	
Dublin City Council Planning Ref: 3575/99	Granted – 29/02/2000	*An office development on the island site bounded by Mercer Street Lower, Bow Lane East, Digges Lane and an imminent new public road to the north of the site. The lower basement will contain plant rooms and have vehicular access/egress for*	No Appropriate Assessment Screening available on Dublin City Council eplan.

Application Ref	Decision	Development Description	Appropriate Assessment
		car and bicycle parking at the west end of Bow Lane East. The upper basement, ground and first to sixth floors will be open plan offices around a central top-glazed atrium. There will be landscaping at ground and parapet levels, a rooftop plant room, and all necessary works/site works ancillary to the proposed development.	
Dublin City Council Planning Ref: 0265/99	Granted – 11/05/1999	*Extension to existing College permitted under Reg. Ref. 843/91; this development to include new College buildings for educational use and ancillary uses comprising four, five and six floors over basement, incorporating an additional 20,035 sq.m. approximately of floorspace; ancillary plant and tank room at roofspace level; provision of vehicle parking, bicycle parking at basement level, service vehicle areas at basement and ground level; all to serve both the existing College and proposed extension; provision of a new vehicular access off Bishop Street; removal of existing vehicular access off Peter Street, pedestrian access off Bishop Street and Peter Street, provision for emergency services access off Peter Street; development of internal open space landscaped courtyard; associated site development and landscape works; this application also seeks that the duration of planning permission be for a period of seven years to facilitate the phased completion of all elements of the proposed scheme; all on an over-all site of some 1.03 hectares, bounded by Bishop Street, Peter Row, Peter Street and the National Archives property to the west, Dublin 2.*	No Appropriate Assessment Screening available on Dublin City Council eplan.

Due to the small scale and short timeframes of both the Proposed Development and the proposed projects listed in Table 5-1, it is considered unlikely to have any cumulative impacts on any European sites in the context of the existing infrastructure and associated activities taking place at the Site.

This statement is supported by:

I. Location of the Site within an existing residential / urban area;

II. The small scale and localised nature of the Proposed Development;

III. The absence of any hydrological connection between the Site and any European sites; and,

IV. The distances and intervening lands separating the Site from European sites.

Taking the above into account, it is concluded that there will not be any significant in-combination contribution by the Proposed Development to possible adverse effects on any European sites.

6 SCREENING CONCLUSIONS AND STATEMENT

The screening process has examined the details of the Proposed Development and has considered the potential for causing adverse effects on European sites and their qualifying features of interests within a 15km radius of the Site.

Nineteen designated sites – North Dublin Bay SAC, South Dublin Bay SAC, Baldoyle Bay SAC, Glenasmole Valley SAC, Wicklow Mountain SAC, Howth Head SAC, Rockabill to Dalkey Island SAC, Malahide Estuary SAC, Knocksink Wood SAC, Ireland's Eye SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, North-West Irish Sea SPA, Baldoyle Bay SPA, Malahide Estuary SPA, Ireland's Eye SPA, Howth Head Coast SPA, Dalkey Islands SPA, Wicklow Mountains SPA are located within a 15km radius of the Site.

However, given the scale and localised nature of the Proposed Development, and the lack of impact pathways between the Site and European sites, as described in Section 4 and Section 5, it can be concluded that the Proposed Development will not result in any significant impacts either directly or indirectly on the conservation objectives or status of the listed European sites and will not result in the direct loss or disturbance of any Annex I habitats and/or Annex II species for which the European sites are designated.

In conclusion, activities associated with the Proposed Development, either alone or in combination with other projects or land uses, will not have any direct or indirect significant effects on the conservation objectives of any European sites.

Accordingly, the progression to Stage 2 of the Appropriate Assessment process (i.e., preparation of a Natura Impact Statement) is not considered necessary.

7 REFERENCES

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