Darndale Housing Development

Screening for Appropriate Assessment

16/07/2026

Prepared for: Respond Housing Association

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Contract

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This report describes work commissioned by Paul Keogh of Paul Keogh Architects on behalf of Respond Housing Association by an instruction dated 20/11/2025. The Client's representative for the contract was Paul Keogh of Paul Keogh Architects. Jai Dolan and William Mulville of JBA Consulting carried out this work.

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Abbreviations

AA	Appropriate Assessment
BOCCI	Birds of Conservation Concern in Ireland
CIEEM	Chartered Institute of Ecology and Environmental Management
DCC	Dublin City Council
DEHLG	Department of Environment, Heritage and Local Government
DHPLG	Department of Housing, Planning and Local Government
EC	European Communities
ECJ	European Court Judgement
EPA	Environmental Protection Agency
GIS	Geographic Information Systems
GSI	Geological Survey Ireland
IAQM	Institute of Air Quality Management
INNS	Invasive Non-Native Species
IROPI	Imperative Reasons of Over-riding Public Interest
LBBG	Light-bellied Brent Goose
NBDC	National Biodiversity Data Centre
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Services
OPW	Office of Public Works
QI	Qualifying Interest
RBMP	River Basin Management Plan
SAC	Special Area of Conservation
SCI	Special Conservation Interest
SPA	Special Protection Area
WFD	Water Framework Directive
ZoI	Zone of Influence

1 Introduction

1.1 Background

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by Paul Keogh Architects on behalf of Respond Housing Association to prepare a Stage 1 - Screening for Appropriate Assessment Report for the proposed housing development to be carried out at Darndale, Dublin 17 Co. Dublin. It provides information on and assesses the potential in view of best scientific knowledge for the development to have likely significant effects, either individually or in combination with other plans or projects, on any Natura 2000 site.

Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (the "Habitats Directive") requires that, any plan or project not directly connected with or necessary to the management of European sites, but likely to have significant effects thereon, either individually or in combination with other plans or projects, shall be subject to AA of its implications for the European sites in view of their conservation objectives. The requirements of Article 6(3) of the Habitats Directive have been transposed into Irish law by Part XAB of the Planning and Development Act 2000 (as amended) and the European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended).

1.2 Legislative Context

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora, known as 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 an EU-wide network of sites known as Natura 2000 sites. Natura 2000 sites 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).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans or projects affecting Natura 2000 sites.

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 such a 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."

The requirements of Articles 6(3) and 6(4) of the Habitats Directive have been transposed into Irish legislation by means of inter alia the European Communities (Birds and Natural Habitats) Regulations 2011-2015 (S.I. No. 477 / 2011) as amended.

1.3 Appropriate Assessment Process

Guidance on the AA process was initially produced by the European Commission in 2002, which was subsequently developed into guidance specifically for Ireland by the Department of Environment, Heritage and Local Government (DEHLG) (2009, rev 2010). Office of the Planning Regulator (OPR) produced a Practice Note in 2021, PN01 - Appropriate Assessment Screening for Development Management (OPR, 2021). These guidance documents identify a staged approach to conducting an AA, as shown in Figure 1-1.

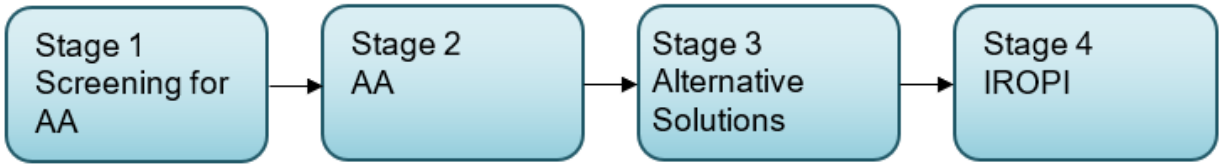


Figure 1-1: The Appropriate Assessment Process (from: Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities, DEHLG, 2009)

1.3.1 Stage 1 - Screening for AA

The initial, screening stage of the Appropriate Assessment is to determine:

- whether the proposed plan or project is directly connected with or necessary for the management of the European designated site for nature conservation (Natura 2000 site)
- if it is likely to have a significant effect on the European designated site, either individually or in combination with other plans or projects

For those sites where, potential likely significant effects are identified, either alone or in combination with other plans or projects, further assessment is necessary to determine if the proposals will have an adverse impact on the integrity of a European designated site, in view of the site's conservation objectives (i.e., the process proceeds to Stage 2).

1.3.2 Stage 2 - AA

This stage requires a more in-depth evaluation of the plan or project, and the potential direct and indirect impacts of them on the integrity and interest features of the European designated site(s), alone and in-combination with other plans and projects, taking into account the site's conservation objectives. Where required, mitigation or avoidance measures will be suggested.

The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site(s) concerned. If this cannot be determined, and where mitigation cannot be achieved, then alternative solutions will need to be considered (i.e., the process proceeds to Stage 3).

1.3.3 Stage 3 - Alternative Solutions

Where adverse impacts on the integrity of Natura 2000 sites are identified, and mitigation cannot be satisfactorily implemented, alternative ways of achieving the objectives of the plan or project that avoid adverse impacts need to be considered. If none can be found, the process proceeds to Stage 4.

1.3.4 Stage 4 - Imperative Reasons of Over-riding Public Interest (IROPI)

Where adverse impacts of a plan or project on the integrity of Natura 2000 sites are identified and no alternative solutions exist, the plan will only be allowed to progress if imperative reasons of overriding public interest can be demonstrated. In this case compensatory measures will be required.

The process only proceeds through each of the four stages for certain plans or projects. For example, for a plan or project, not connected with management of a site, but where no likely significant effects are identified, the process stops at stage 1. Throughout the process, the precautionary principle must be applied, so that any uncertainties do not result in adverse impacts on a site.

This report is in support of a Stage 1 Screening for Appropriate Assessment.

1.3.5 Court of Justice of the European Union (CJEU) Rulings

The CJEU has been asked to issue rulings on development plans, which are used to inform this assessment.

The CJEU issued a ruling on the consideration of avoidance and reduction measures as a result of the case known as People over Wind, Peter Sweetman v Coillte Teoranta (Case C-323/17). This judgement stated that measures intended to reduce or avoid effects on a European site should only be considered within the framework of an AA, and it is not permissible to take into account such measures at the screening stage. In practice, this means that any activities that are not integral to the project (i.e. the project could conceivably take place without them) and have the effect of avoiding or reducing an impact on a European site, cannot be considered at the screening stage.

More recently, the decision of the CJEU in case C-721/21 (Eco Advocacy CLG v An Bord Pleanála), delivered in June 2023, found that Article 6(3) of the Habitats Directive must be interpreted as meaning that:

"*in order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site*." (Para. 53(3) of the Judgement).

This recent judgement therefore clarifies that features which have been incorporated into a project as standard features, inherent in that project, and irrespective of any effect on any European site may be taken into account for the purposes of a Stage 1 Screening for Appropriate Assessment under Article 6(3) of the directive.

The CJEU ruling in Grace & Sweetman (C-164/17) [2018] clarified the difference between avoidance and reduction (mitigation) measures and compensation. Measures intended to compensate for the negative effects of a project cannot be taken into account in the assessment of the implications of a project, and instead are considered under Article 6(4). This means that any project where an effect on the integrity of a Natura 2000 site remains and can only be offset by compensation, would need to proceed under Article 6(4), demonstrating "imperative reasons of overriding public interest".

The CJEU ruling in the case of Holohan v An Bord Pleanála (C-461/17) [2018] also clarified the importance in Appropriate Assessment of taking into account habitat types and species outside the boundary of the Natura 2000 site where implications of the impacts on those habitat and species may impact the conservation objectives of the Natura 2000 site. In this assessment functionally linked and supporting habitat for species outside of Natura 2000 sites are assessed where they could potentially impact the conservation objectives of any Natura 2000 sites within the Zone of Influence (ZoI).

The CJEU ruling in response to questions referred by the Irish High Court in the Eco Advocacy CLG Case (C 721/21) [2023] indicated that an applicant for permission in its AA screening report/and a decision maker in undertaking its AA screening can take into account "standard features", i.e. all the constituent elements of that project inherent in it/elements that are incorporated into a projects design not with the aim of reducing its negative effects (even where these have the effect of reducing harmful effects on a European site).

1.4 Methodology

The Screening for Appropriate Assessment has been prepared having regard to the Birds and Habitats Directives, the European Communities (Birds and Natural Habitats) Regulations 2011-15 as amended and relevant jurisprudence of the EU and Irish courts. The following documents have also been used to provide guidance for the assessment:

- DEHLG (2009 rev 2010) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DEHLG, 2009).
- Office of the Planning Regulator (2021) OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management (OPR, 2021).
- European Communities (EC) (2019) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, OJ C, C/33, 25.01.2019, p. 1.

- EC (2021) Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, 2021/C 437/01 (OJ C, C/437, 28.10.2021, p. 1.
- EC (2022) Guidance document on assessment of plans and projects in relation to Natura 2000 sites - A summary (European Commission. Directorate General for Environment)
- EEC (October 2021) Guidance document on the strict protection of species of Community interest under the Habitats Directive 92/43/EEC
- CIEEM (2024). Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater and Coastal, Second Ed. (Chartered Institute of Ecology and Environmental)

1.4.1 Screening Methods

This screening assessment uses the source-pathway-receptor (S-P-R) model as outlined in guidance (OPR, 2021). Using the source-pathway-receptor model allows for the potential significant effects to be eliminated if no viable source, pathway, or receptor is present.

The S-P-R method uses an examination of the construction methods or project description allows sources of impact to be determined. This also allows a zone of influence (ZoI) for the project to be generated based on the size, scale and nature of the works involved. The pathways for impact are also analysed to see if a functional pathway for impact is present. This report analyses three pathways: surface water, groundwater and land. Using information gathered from desk sources (e.g. mapped qualifying interests from the Conservation Objectives (CO) for the site) and from field surveys, receptors within the zone of influence are identified. In some cases, sensitive receptors may also play a role in determining the zone of influence. If any of the three parts to the model are not present (source-pathway-receptor) the potential for a likely significant effect from the project on the Natura 2000 network can be discounted.

Surface water pathways can result in impacts where material entering the surface water drainage are carried in this water to sites that are connected downstream and can therefore impact surface water bodies themselves, and surface water dependent species and habitats that rely on them.

Groundwater pathways can transmit impacts where there is contamination of water entering the groundwater body which is then discharged (sometimes over periods of several decades) and impacts groundwater dependent habitats and species that rely on them.

Land pathways are related to physical disturbance of habitats or species and generally only occur over short physical distances (this can also include habitats for aquatic species). Air pathways relate to the transport of material, generally dust and atmospheric pollution, via air movements that are subsequently deposited on habitats and species in or connected to the Natura 2000 Sites. Impacts on the presence of populations of species of conservation interest outside of the protected site are also considered here.

Detail on the surface water, groundwater and land pathways at the site are provided in Section 3: Existing Environment.

1.4.2 Likely Significant Effect Test

The test for AA Screening is whether the project could have a 'likely significant effect' on any Natura 2000 site. A likely significant effect is defined as any effect that could undermine the conservation objectives of a Natura 2000 site, either alone or in combination with other plans or projects. There must be a causal connection between the project and the qualifying interest of the site which could result in possible significant effects on the site. The likely significant effect test is a lower threshold for the screening assessment than 'adverse effect on site integrity' considered at Appropriate Assessment stage (Stage 2) as screening is intended to be a preliminary examination for potential effects.

The Zone of Influence was used to identify Natura 2000 sites that could be impacted by the project. For each of these sites, the Qualifying Interest (QI) or Special Conservation Interest (SCI) features and their associated conservation objectives were identified, and the possibility of likely significant effect was determined by a combination of location, ecological and hydrological connectivity, sensitivity of receptor and magnitude of the source of impact.

1.4.3 Desktop Study

A desktop study was conducted of available published and unpublished information, along with a review of data available on the National Parks and Wildlife Service (NPWS), Botanical Society of Britain and Ireland (BSBI) and National Biodiversity Data Centre (NBDC) web-based databases, in order to identify key habitats and species (including legally protected and species of conservation concern) that may be present within ecologically relevant distances from the project as explained below. A baseline habitat assessment was performed using satellite imagery of the site. The data sources below (accessed March 2026) were consulted for the desktop study:

- Aerial photography available from www.osi.ie and ESRI World Imagery.
- NPWS website (www.npws.ie) where Natura 2000 site synopses, data forms and conservation objectives were obtained along with Annex I habitat distribution data and status reports.
- Water Catchment (www.catchments.ie)
- NBDC Biodiversity Maps (maps.biodiversityireland.ie)
- Environmental Protection Agency Maps (https://gis.epa.ie/EPAMaps)
- Geological Survey Ireland (GSI) website (www.gsi.ie)
- GSI - Groundwater data viewer (https://dcenr.maps.arcgis.com)
- BSBI Plant Records (bsbi.org/maps)

1.4.4 Ecological Site Surveys

To inform this AA Screening an initial ecological walkover survey was carried out on the 17/12/2025 by JBA Ecologists William Mulville and Jai Dolan. Two follow-up wintering bird surveys were conducted on 09/02/2026 and 20/02/2026 by JBA Ecologist William Mulville. The results of the surveys are set out in Section 3.

The ecological walkover survey recorded habitats and protected species, following the methods outlined in the documents below:

- Heritage Council (2011). Best Practice Guidance for Habitat Survey and Mapping (Smith et al., 2011).
- Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Developments (NRA, 2009).

Aerial photographs and site maps assisted the survey. Habitats have been named and described following Fossitt (2000). Nomenclature for higher plants follows that given in New Flora of the British Isles 4th Edition (Stace, 2019). Identification of Irish plants generally follows Webb's An - Irish Flora (Parnell and Curtis, 2012).

1.4.5 In-Combination Effects

In relation to the assessment of potential of in-combination effects, where there is no effect at all via a pathway, there is no possibility of in-combination effects. Where potential likely significant effects are identified, the in-combination assessment is carried forwards to a Stage 2 Appropriate Assessment.

1.5 Competent Persons

The assessment was prepared by Jai Dolan BSc (Hons) Geography, MSc Conservation. Jai is an Assistant Ecologist with JBA Consulting and has over two years' experience in ecological consultancy. The assessment has been reviewed by William Mulville BSc (Hons) Zoology, MSc, MCIEEM. William is Senior Ecologist with JBA Consulting, with over 8 years' experience in environmental and ecological research, outreach and reporting; and with over seven years in ecological consultancy.

1.6 Limitations and Constraints

This AA Screening is based on ecological site surveys and existing data from the above-mentioned sources. The screening assessment necessarily relies on some assumptions and is inevitably subject to some limitations as detailed below. These do not affect the conclusion, but the following points are recorded in order to ensure the basis of the assessment is clear:

- Information on the works and conditions on site are based on current knowledge at the time of writing. Changes to the site since surveys were undertaken cannot be accounted for. However, the site surveys have followed CIEEM (2019) Advice note on the lifespan of ecological reports and surveys. Any changes to the proposed works will require an assessment by a suitably qualified ecologist to determine if re-assessment is required.
- Adverse weather can cause delays to the schedule and alter the timing of works. This has been accounted for using a worst-case scenario where possible.
- Data from biological record centres or online databases is historical information, and datasets may be incomplete, inaccurate, or missing. The absence of records for an area may be due to the under recording in the area and not necessarily imply the absence of species. These records are therefore to be treated as minimum information available for the area
- The site visit was conducted outside of the optimal window for vegetation and invertebrates (17/12/2025), as such, some vegetation species may not have been

present at the time of survey efforts, however, given the nature of the site within a residential area, it is not anticipated that there would be any rare species present.

- The precautionary principle is used at all times when determining potential ecological sensitivity of the site.

2 Project Description

2.1 Project location

The proposed project is in Darndale, Dublin 17 Co. Dublin (Figure 2-1). The site is located 200m to the south of Darndale Park, and 460m to the south of the R139 Road. The site is also located approximately 285m to the northwest of the O'Tooles Gaelic Association Club.

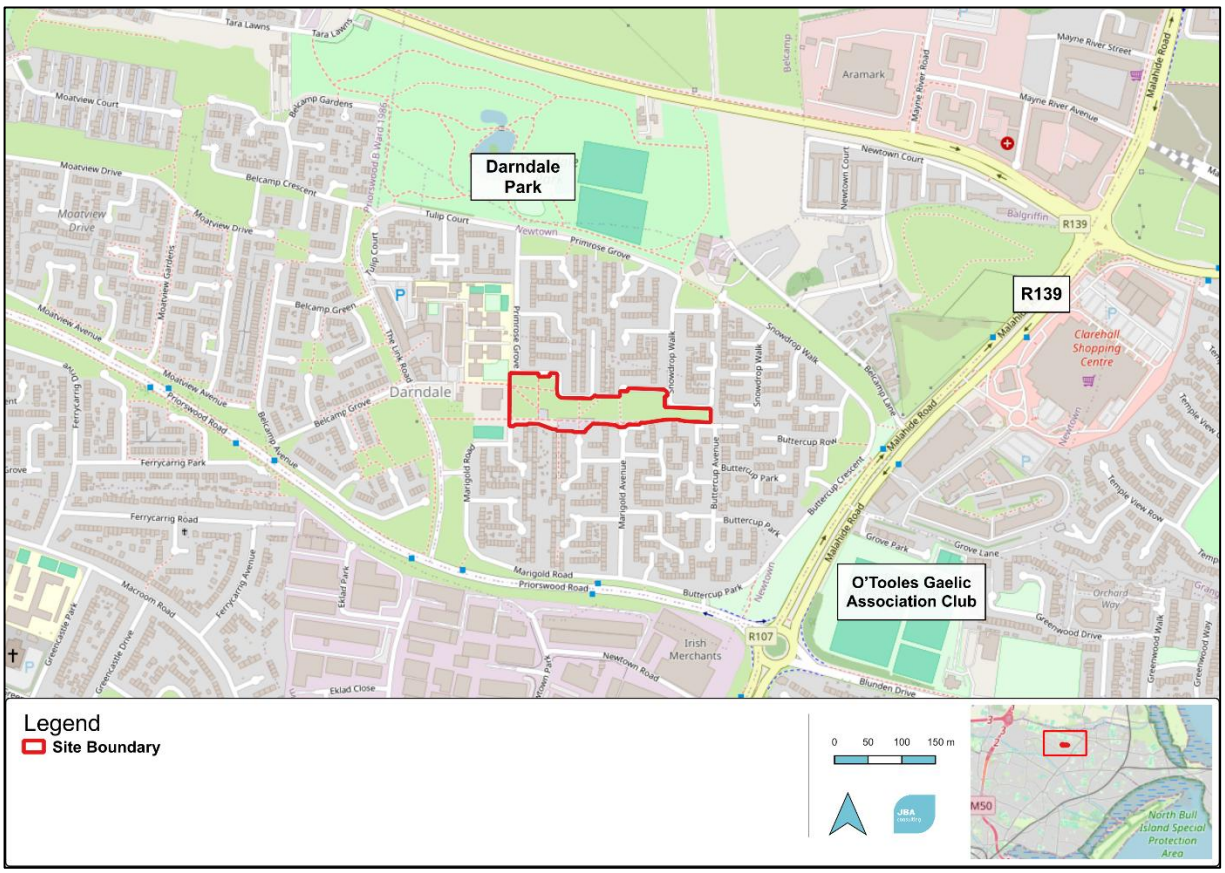


Figure 2-1: Site location (©OSM, 2026)

2.2 Project Description

This residential development on behalf of Respond Housing at the Spine Site at Darndale, Dublin 17, seeks to redevelop the existing neglected open green space and provide 84 no. new dwellings. The 1.488 ha greenfield site is currently zoned in DCC's Development Plan as Z1: Sustainable Residential Neighbourhoods. The layout comprises four urban blocks, with a three-storey apartment block adjacent to the church and school to the west of the site, and three blocks of two-storey terraced housing ranging eastwards across the site towards Buttercup Avenue and the Malahide Road beyond.

The apartment block to the west of the site comprises a three-storey structure surrounding a gated, landscaped courtyard. In two L-shaped arrangements, it has own-door units at street level and deck-access apartments above which are accessed from two lift / stair cores in the south-west and north-east corners of the block respectively. A community hub is provided on

the ground floor at the northwest tip of the apartment block, facing existing community facilities such as the church and community centre. This community facility provides a separate kitchen and large dining room, a co-working space, and W.C. facilities.

The three blocks of houses follow the principle of maximising the amount of active frontage to the public realm and minimising the extent of 'weak' corners that could provide opportunities for intruders to access the rear of houses. Each house has a 2.5- 3.0 meter railed front garden with bin enclosure to the public street and landscaped private gardens to the rear. All car parking is provided on-street.

For a full site layout, see Appendix A.

2.3 Excavation Depths

The maximum excavation depth will be approximately 2.7 metres.

2.4 Construction Duration

It is estimated that the construction phase for the proposed works will last 31 months/135 weeks from the date of commencement. The works will be carried out over 2 phases: Phase 1 includes the construction of Blocks A & D and is proposed to take 83 weeks; Phase 2 includes the construction of Blocks B & C is proposed to take 52 weeks.

2.5 Drainage Layout

The proposed surface water drainage layout includes the installation of surface water sewers (UPVC), perforated pipes and permeable paving (UPVC), surface water gullies, inspection chambers, and manholes. The proposed surface water infrastructure will connect with the existing surface water network within the site's locality.

The proposed foul water drainage layout includes the installation of new foul sewers (UPVC) and foul manholes. The proposed foul water infrastructure will connect with the existing foul water infrastructure within the site's locality.

For a full surface and foul water drainage layout, see Appendix B.

2.6 Zone of Influence

The ZoI is considered using the S-P-R model (OPR, 2021), therefore only designated sites that are connected to the project site are recorded and assessed. This ZoI uses the precautionary principle, as the work is primarily anticipated to only impact the footprint of the site. Connections are assessed for impacts relating to noise disturbance (500m - Cutts et al, 2013), air pollution (emissions and dust) (250m), and any SACs or SPAs beyond these distances that may have QI / SCI species that utilise habitats within these areas. The ZoI for air pollution was considered as per the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (IAQM, 2024), including ex-situ habitats used by QI and/or SCI species associated with local Natura 2000 sites. The project will primarily affect the site only, but a wider ZoI is used for impacts relating to the following:

- Surface water – any downstream hydrological connections to Natura 2000 site(s);

- Groundwater - determined by the underlying aquifer (Regionally Important Fissured Bedrock Aquifer – 5km within aquifer);
- Air (disturbance) - noise disturbance to supporting ex-situ habitat(s) of QI and/or SCI species within or adjacent to the site (500m);
- Air (emissions and dust) - air pollution (250m) using IAQM guidance and the precautionary principle; and
- Land – physical disturbance to supporting ex-situ habitat(s) of QI and/or SCI species within or adjacent to the site.

3 Existing Environment

3.1 Baseline Conditions

The ecological walkover survey was conducted on 17/12/2025 by JBA ecologists William Mulville and Jai Dolan. The area of the proposed development consists of amenity grassland and tarmacked surfaces. The site is surrounded by residential properties. Two follow-up wintering bird surveys were conducted on 09/02/2026 and 20/02/2026 by JBA Ecologist William Mulville.

3.2 Habitats

The habitats recorded during the site survey are listed below in Table 3-1 and mapped in Figure 3-1. These habitats are described in more detail within the following sub-sections.

Table 3-1: Habitats recorded during the site visit

Fossitt Code	Fossitt Habitat
BL3	Buildings and other artificial surfaces
GA2	Amenity grassland (improved)

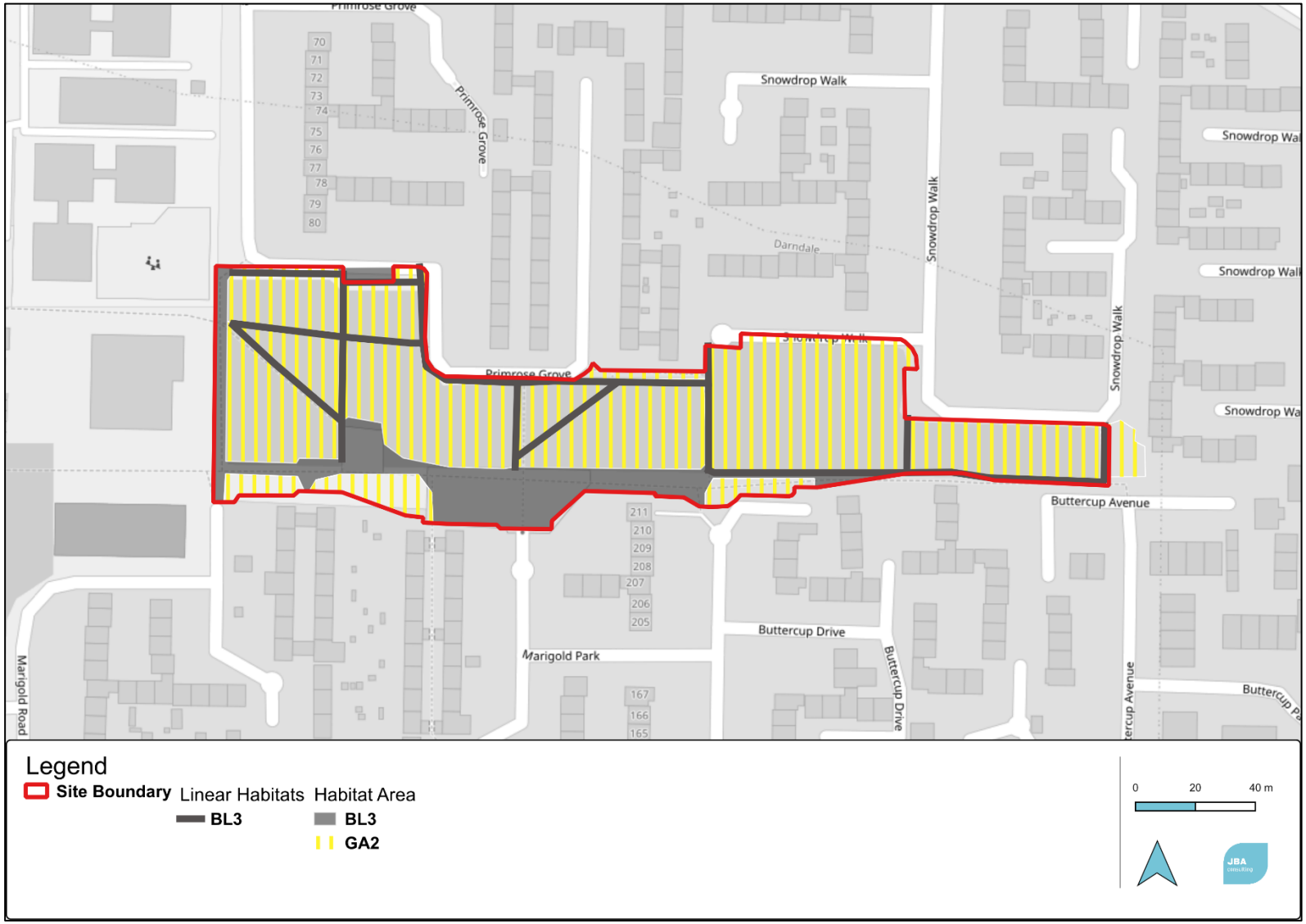


Figure 3-1: Habitat map of proposed site (©OSM, 2026)

3.2.1 Buildings and artificial surfaces (BL3)

There are several paved path areas running throughout the site. There is a paved area along the site's southern border. Only individual specimens of Perennial Rye-grass *Lolium perenne* were observed in the cracks of the artificial surfaces. No faunal species were recorded within this habitat.

3.2.2 Amenity grassland (improved) (GA2)

The majority of the site's area is comprised of sections of amenity grassland. During all three site surveys, there was a high frequency of scattered refuse throughout this habitat, as well evidence that sections of the grassland had recently been burned. Floral species recorded within this habitat include Cock's-foot *Dactylis glomerata*, Creeping Thistle *Cirsium arvense*, Dandelion species *Taraxacum* spp., Groundsel *Senecio vulgaris*, Perennial Rye-grass (dominant), Pineappleweed *Matricaria discoidea*, and Ragwort *Jacobea vulgaris*. It was also observed that the sward height of the grass was notably higher (during all three site visits) than the sward height range preferred by Light-bellied Brent Goose (LBBG) *Branta bernicla hrota*.

Bird species recorded within this habitat across the surveys included Black-headed Gull *Chroicocephalus ridibundus*, Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus*; Hooded Crow *Corvus cornix*, Jackdaw *Coloeus monedula*, Pied Wagtail *Motacilla alba yarrellii*, Rook *Corvus frugilegus*, and Starling *Sturnus vulgaris*. During the first and third site surveys LBBG flocks were observed flying north and south over this grassland during the first and third site surveys, with none of flocks attempting to land on the strip.

Figure 3-2: The site as viewed from the south-eastern corner of the proposed development

3.3 Protected Flora

No protected or rare floral species were recorded within the site during the three site visits.

3.4 Protected Species from NBDC Database

A 2km radius custom polygon was created through NBDC Biodiversity Maps (NBDC, 2026) in order to assess which Natura 2000 QI/SCI species were recorded in close proximity to the site within the last ten years. Seven SCI bird species were identified within the NBDC records, including Black-headed Gull, LBBG, Great Cormorant *Phalacrocorax carbo*, Great Black-backed Gull *Larus marinus*, Herring Gull, Lesser Black-backed Gull *Larus fuscus*, and Oystercatcher.

The SCI species found within the custom polygon are listed below in Table 3-2 and whether they are listed within the EU Birds directive or are listed on the Birds of Conservation Concern Ireland (BoCCI) Red or Amber List (2020-2026) (Gilbert et al., 2021). For a full table, see Appendix E.1.

Table 3-2: SCI species found within the custom polygon in the desktop study

Bird Species	BoCCI List (2020-2026)	Associated Natura 2000 site(s) within ZoI
Black-headed Gull *Larus ridibundus*	Amber	South Dublin Bay and River Tolka Estuary SPA North-West Irish Sea SPA North Bull Island SPA
Light-bellied Brent Goose *Branta bernicla hrota*	Amber	South Dublin Bay and River Tolka Estuary SPA Baldoyle Bay SPA North Bull Island SPA
Oystercatcher *Haematopus ostralegus*	Red	South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA
Great Black-backed Gull *Larus marinus*	Green	North-West Irish Sea SPA
Cormorant *Phalacrocorax carbo*	Amber	North-West Irish Sea SPA
Herring Gull *Larus argentatus*	Amber	North-West Irish Sea SPA
Lesser Black-backed Gull *Larus fuscus*	Amber	North-West Irish Sea SPA

3.5 Protected Fauna

During the site visit on 17/12/2025, three protected bird species were recorded within the site, Black-headed Gull, Herring Gull, Lesser Black-backed Gull and Starling. All three species are currently Amber-listed on the Birds of Conservation Concern in Ireland (BoCCI) (Gilbert et al., 2021). Black-headed Gull is also an SCI species of the South Dublin Bay and River Tolka Estuary SPA and North-West Irish Sea SPA, while Herring Gull is an SCI of the North-west Irish Sea SPA. Starling is not an SCI species of any Natura 2000 site within ZoI, so will not be assessed further within this Screening for Appropriate Assessment report.

3.5.1 Wintering Bird Surveys

During the first wintering bird survey (17/12/2025), LBBG, Black-headed Gull, Herring Gull, and Oystercatcher *Haematopus ostralegus* were recorded foraging within Darndale Park, located to

the north of the site. LBBG is an SCI bird species of the South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, and Baldoyle Bay SPA, while Oystercatcher is an SCI species of South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

Herring Gull were recorded within the area surrounding the site, with an estimated 80 individuals scattered throughout Darndale Park, and additional gulls present in additional green spaces to the west of the site. Black-headed Gulls were recorded at lower densities (several individuals per green area) within Darndale Park and the green spaces to the west of the site. Additionally, eight Oystercatcher were recorded foraging within Darndale Park. A flock of ~50 LBBG were recorded foraging within Darndale Park southeastern corner, in close proximity to the Tulip Court Road. During the first survey, the LBBG were spooked (dogwalker – dog unleashed) and flew southwards over the proposed site. The LBBG made no attempt to land within the site or the green spaces to the west and were estimated to be flying at a height of approximately 6-7 stories.

During the second wintering bird survey on 09/02/2026, a new wintering bird species was noted at the proposed site, namely Lesser Black-backed Gull, with two individuals foraging within the site. This was only SCI species present within the site during the second survey. LBBG (61 individuals) and Oystercatcher (11 individuals) were recorded foraging to the north-west, within a green area between Moatview Drive and Belcamp Crescent. This amenity grassland habitat had a lower sward height (resulting from the notable grazing from local domestic equine species) than the proposed site and was evidently more suitable for grazing LBBG flocks. The LBBG flock was disturbed by an unknown source and flew in a south-easterly direction beyond the proposed site and east of the R107.

During the third wintering bird survey, no SCI bird species were noted within the proposed site. Surveyors did observe a small flock of 24 LBBG fly north over the eastern end of the site towards Darndale Park (no attempts were made to land at the proposed site). An additional flock of approximately 200 individuals was observed at the same green are as previous survey, between Moatview Drive and Belcamp Crescent, approximately 510m north-west of the site. When this LBBG flock was later disturbed, the flock split into four small flocks with the largest of the four heading to Darndale Park, while the other three flocks flew in south-westerly, southerly, and south-easterly directions. None of the flocks made attempts to land at or adjacent to the proposed site.

3.5.2 Additional LBBG Desktop Data

GPS data collected by PhD researcher Tess Handby (University of Exeter) (Handby, 2022), who has monitored LBBG populations in the Dublin area between 2018 and 2020, indicates the site is located within the home range (95% kernel density estimation [KDE]) of both the North Bull Island (north end) (Figure 3-3) and North Bull Island (south end) (Figure 3-4) LBBG populations. 50% KDE represents roosting areas.

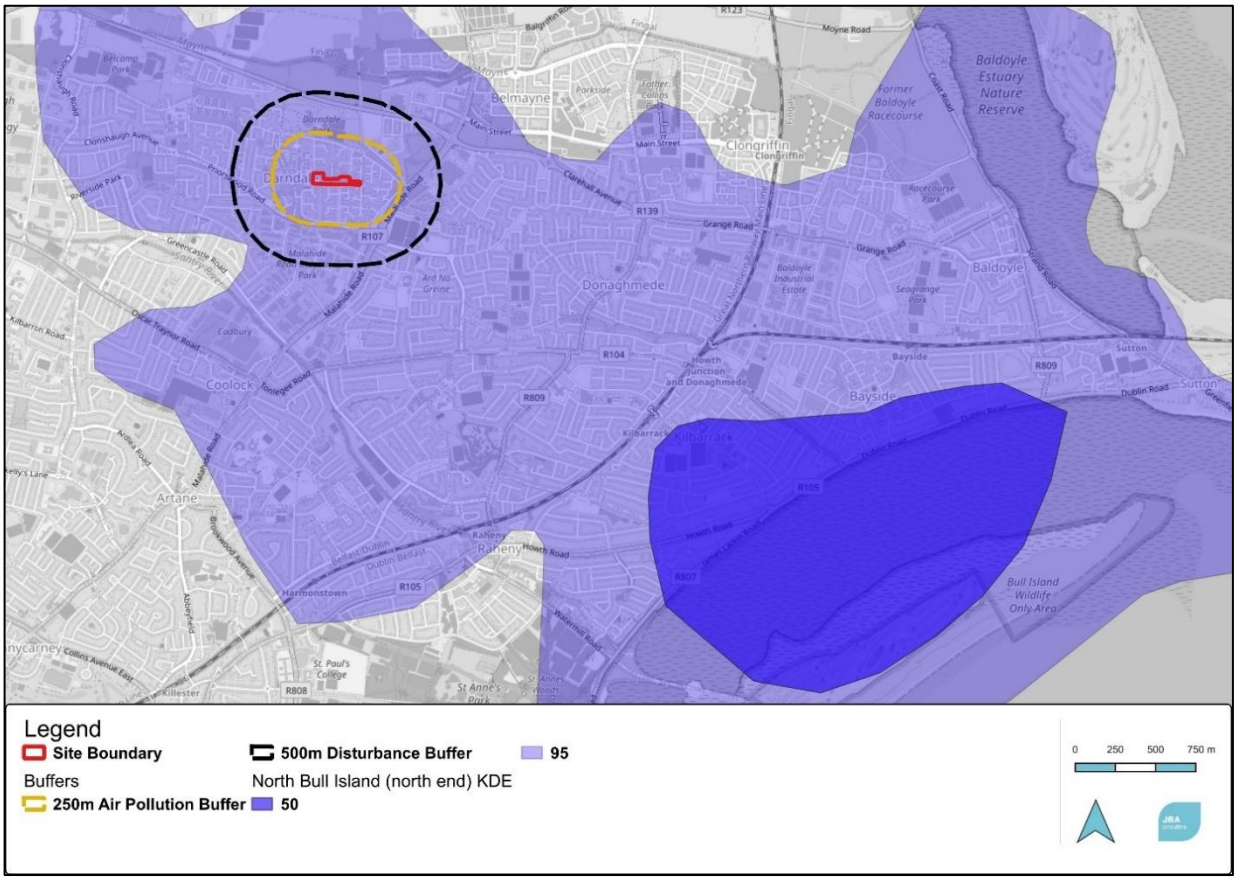


Figure 3-3: KDE for home range of the North Bull Island (north end) LBBG population (©OSM, 2026, Handby, 2022)

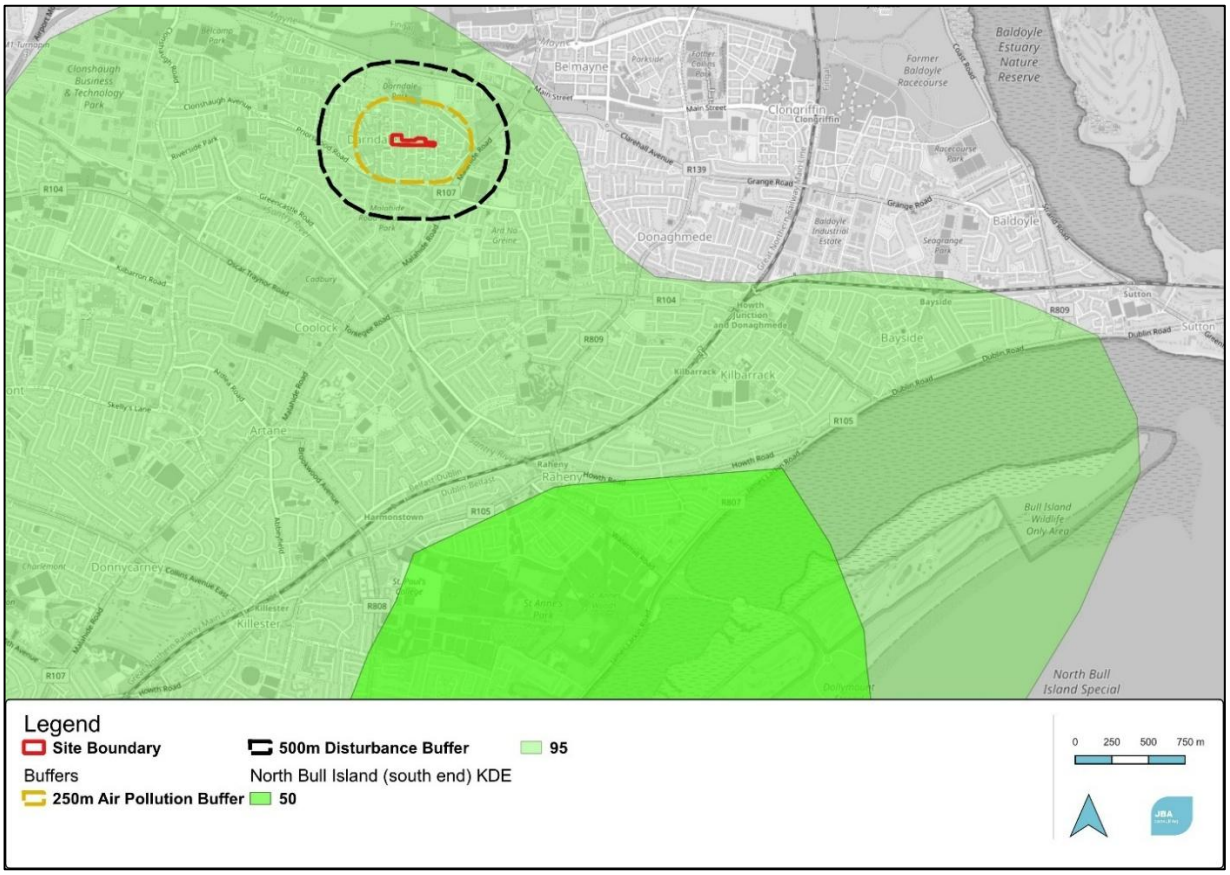


Figure 3-4: KDE for home range of the North Bull Island (south end) LBBG population (©OSM, 2026, Handby, 2022)

The GPS data indicates that Darndale Park, located within 500m of the site, was a key foraging site for LBBG during the wintering period of 2018/19 and 2019/20 (Figure 3-5). Darndale Park was within the top 20 most used areas by LBBG within Dublin County for both wintering periods (Handby, 2022). Additionally, species data available on Irish Birding's website (Irish Birding, 2025) indicates LBBG were recorded within Darndale Park during the wintering period of 2024/25.

Furthermore, the GPS data indicates LBBG were present within several amenity grassland areas located within the vicinity of the site during wintering period of 2018/19 and 2019/20. Notably, LBBG were recorded within the O'Tooles GAA grass pitches located approximately 285m to the southeast of the site. LBBG were also recorded within a green space adjacent to Moatview Drive located approximately 510m (the flock's location distance) to the north-west of the site. These areas were considered non-key in terms of LBBG foraging grounds within Dublin County during the wintering periods of 2018/19 and 2019/20.

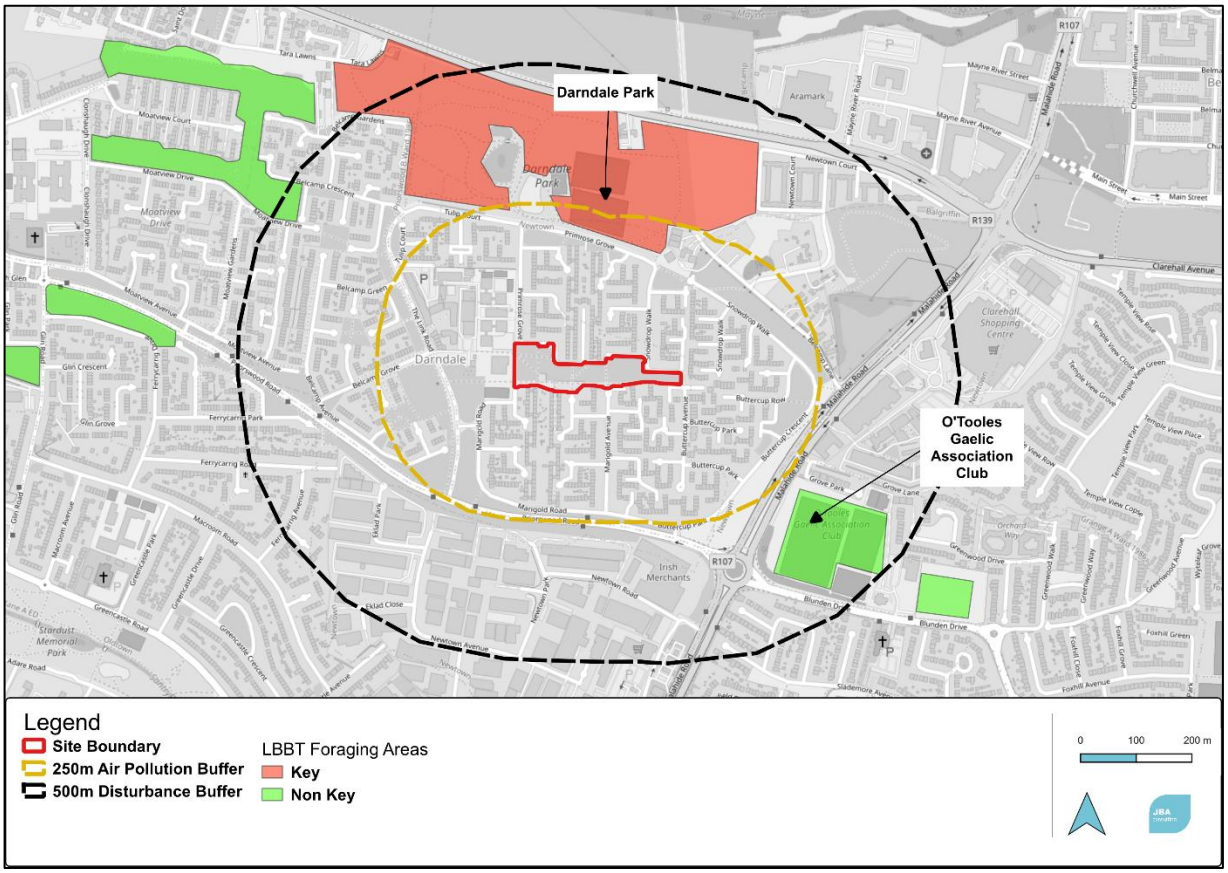


Figure 3-5: Light-bellied Brent Goose foraging areas within the vicinity of the site during the wintering period of 2018/19 and 2019/20 (©OSM, 2026, Handby, 2022)

Summary

LBBG were present for period of time in Darndale Park during all three wintering bird surveys. Oystercatcher were recorded once within Darndale Park to the north of the site and once at the Moatview Drive green area to the north-west.

Both Herring Gull, Lesser Black-backed Gull and Black-headed Gull were recorded throughout Darndale Park and the surrounding area, as well as within the site itself.

At the time of the surveys, the grass sward height within the site was estimated to be between 8-12cm. LBBG generally show strong foraging preferences for grassland areas with a sward height of 6cm (Hassall et al., 2001). The amenity grass areas within Darndale Park and the Moatview Drive green area were more preferable to LBBG than the proposed site due to their lower sward height. Furthermore, these open green spaces provide greater audible and visual distance buffers between LBBG flocks and local anthropogenic disturbances, when compared to the proposed site. There were also significant sources of disturbance present within the proposed site, such as local free-roaming dogs.

Unlike LBBG, Lesser Black-backed Gull, Black-headed Gull and Herring Gull have wide habitat preferences and are found throughout the wider Dublin area. These species are habituated to urban noise and other sources of disturbance. Oystercatcher forage within green spaces within Dublin and are relatively widespread within Dublin Park areas. Similar to LBBG, the present of

significant sources of disturbance within the site makes the area less favourable for Oystercatcher foraging.

3.6 Invasive Non-native Species

Certain invasive non-native flora and fauna are listed under the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024) and the Commission Implementing Regulation (EU) 2025/1422 update. This makes it an offence to release, plant them in the wild or cause them to disperse, spread or otherwise cause them to grow. If these species occur on a site proposed for development or other work which may disturb the ground, control of these species is likely to be required.

European Council's Regulation on the prevention and management of the introduction and spread of invasive alien species [2025/1422] sets out to prevent, minimise and mitigate the adverse impacts of the introduction and spread, both intentional and unintentional, of invasive alien species on biodiversity and the related ecosystem services as well as on human health and the economy.

During the site visit, no INNS were recorded within the site or the surrounding area.

Table 3-3 below provides a list of INNS recorded within 2km of the site (NBDC, 2025) that are listed on the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024; 2025/1422), and their approximate distance from the site. For a full list of INNS recorded within 2km of the site, see Appendix E.2.

Table 3-3: INNS recorded within 2km radius to the site of the proposed works

INNS	Impact	Regulation S.I. 374/2024, 2025/1422
Butterfly-bush *Buddleja davidii*	Medium	No
Cherry Laurel *Prunus laurocerasus*	High	No
Giant Hogweed *Heracleum mantegazzianum*	High	Yes
Grey Squirrel *Sciurus carolinensis*	High	Yes
Harlequin Ladybird *Harmonia axyridis*	High	Yes
Japanese Knotweed *Reynoutria japonica*	High	Yes
Jenkins' Spire Snail *Potamopyrgus antipodarum*	Medium	No
Ring-necked Parakeet *Psittacula krameri*	High	No
Sycamore *Acer pseudoplatanus*	Medium	No

3.7 Local Waterbodies in the Vicinity of the Site

3.7.1 Surface Water

The proposed development is located within the WFD Mayne_SC_010 sub-catchment, within the WFD Liffey and Dublin Bay catchment (EPA, 2026). The nearest surface water course is the Mayne River which is located approximately 660m to the north of the site. This watercourse flows eastwards into the WFD Mayne Estuary transitional waterbody, which drains into the WFD Irish Sea Dublin (HA 09) coastal waterbody. The Santry River is located approximately 840m to the southwest of the site. This surface watercourse flows into the North Bull Island transitional waterbody, which drains into the Tolka Estuary transitional waterbody and Dublin Bay coastal waterbody.

Table 3-4 and Figure 3-6 show the surface waterbodies within the vicinity of the site and their respective WFD status (2019-2024) and risk status.

Table 3-4: The WFD waterbodies within ZoI of the proposed works

WFD Waterbody	WFD Status (2019-2024)	Risk Status
Mayne River	Poor	At risk
Santry River	Poor	At risk
Mayne Estuary	Moderate	Review
North Bull Island	Moderate	Review
Tolka Estuary	Poor	At risk
Dublin Bay	Good	Not at risk
Irish Sea Dublin (HA 09)	Good	Not at risk

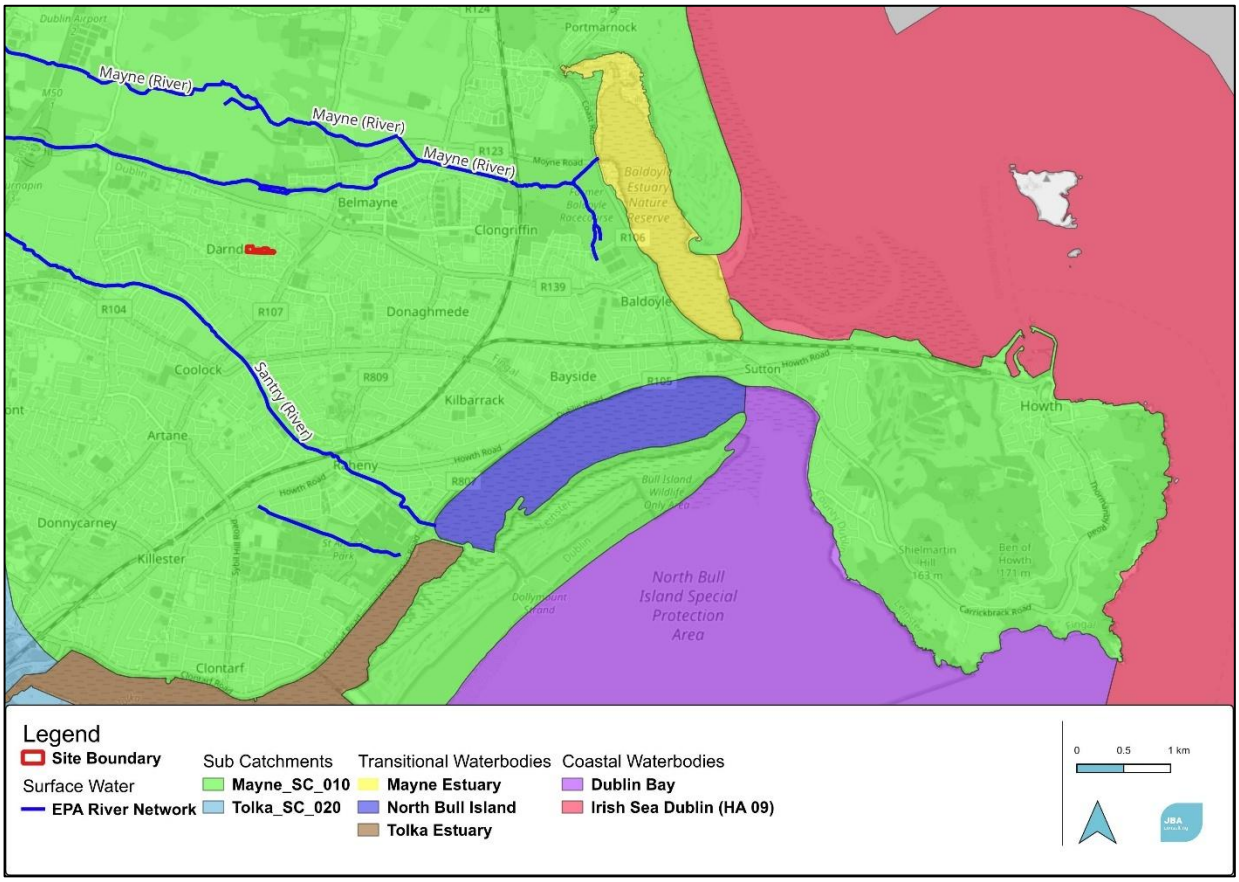


Figure 3-6: Sub-catchments and local waterbodies (©OSM, 2026)

3.7.2 Groundwater Bodies

The site is located in its entirety within the WFD Dublin groundwater body (Figure 3-7). This groundwater body currently has 'Good' WFD status (2019-2024) and its risk status is under review (EPA, 2025). The bedrock underlying the site is dominated by argillaceous bioclastic limestone and shale, while the site's subsoil permeability is low (GSI, 2026).

The site's underlying aquifer vulnerability is 'Low' (Figure 3-8). The aquifer underlying the site is considered to be a locally important bedrock aquifer which is moderately productive but only in local zones. This aquifer has a limited and relatively poorly connected network of fractures, fissures and joints, giving a low fissure permeability which tends to decrease further with depth. A shallow zone of higher permeability may exist within the top few metres of more fractured/weathered rock, and higher permeability may also occur along fault zones. These zones may be able to provide larger 'locally important' supplies of water. In general, the lack of connection between the limited fissures results in relatively poor aquifer storage and flow paths that may only extend a few hundred metres. Due to the low permeability and poor storage capacity, the aquifer has a low 'recharge acceptance'. Some recharge in the upper, more fractured/weathered zone is likely to flow along the relatively short flow paths and rapidly discharge to streams, small springs and seeps. Groundwater discharge to streams ('baseflow') can significantly decrease in the drier summer months (GSI, 2017).

In the context of the site, this means any that surface water will be slow to percolate into the groundwater body, before rapidly discharging to local waters, in this case that being the Mayne

River to the north and Santry River to the south. The Mayne River flows into the Mayne Estuary transitional waterbody, which is hydrologically linked to the Baldoyle Bay SAC and Baldoyle Bay SPA. The Santry River flows into the North Bull Island transitional waterbody which is hydrologically linked to the North Bull Island SPA and North Dublin Bay SAC. As such, weak ground-surface water connections exist between the site and the North Bull Island and Mayne Estuary transitional waterbodies, as well as their hydrologically linked Natura 2000 sites.

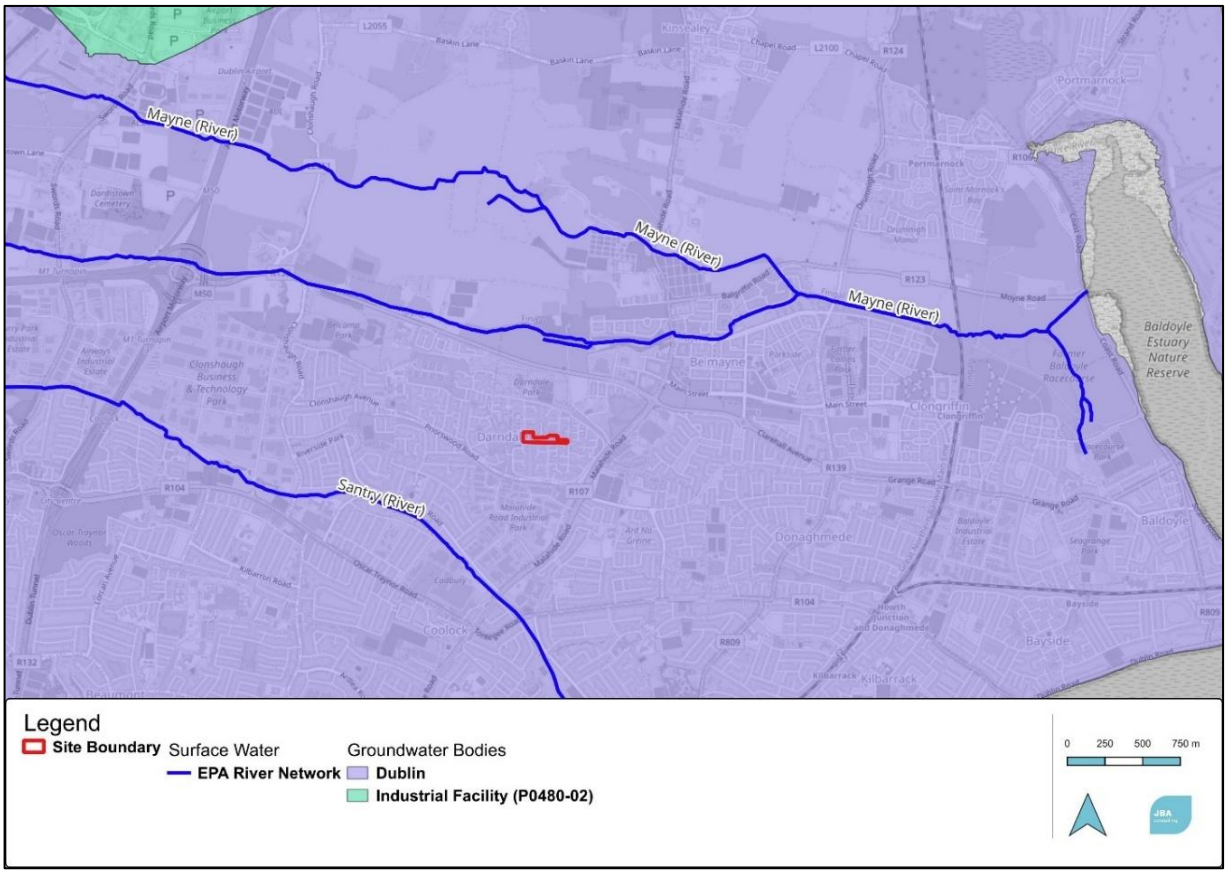


Figure 3-7: Groundwater bodies within the vicinity of the site (©OSM, 2026)

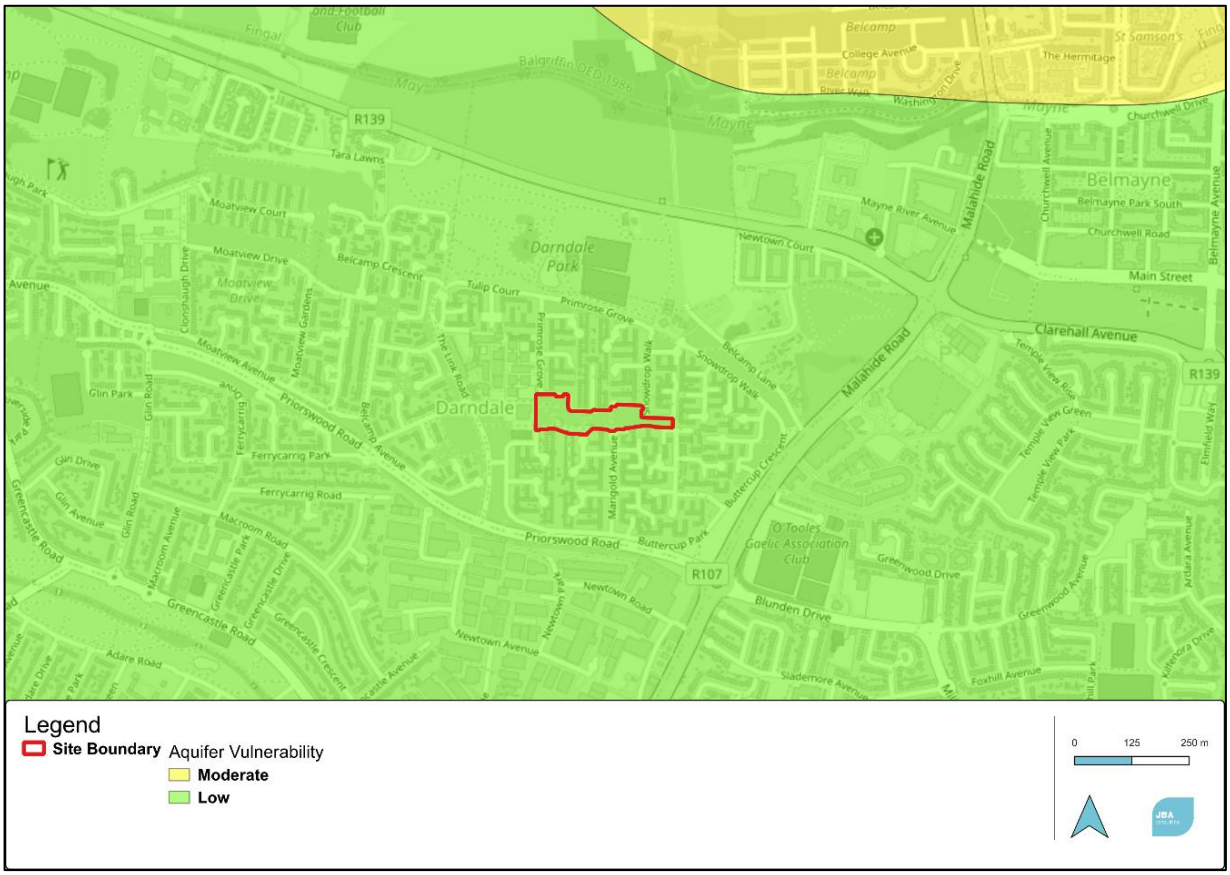


Figure 3-8: Groundwater vulnerability of the proposed site (©OSM, 2026)

4 Natura 2000 Sites

The OPR guidance is to use a S-P-R model, therefore only directly connected sites will be retained (OPR, 2021). Taking this model into consideration, there are a total of six Natura 2000 sites that have been identified as being present within the ZoI, South Dublin Bay and River Tolka Estuary SPA, Baldoyle Bay SAC, Baldoyle Bay SPA, North Dublin Bay SAC, North Bull Island SPA, and North-West Irish Sea SPA.

These European Natura 2000 sites are shown in Table 4-1 and mapped in Figure 4-1 below. The Natura 2000 site descriptions, QIs/ SCIs, and respective project-relevant threats/pressures for the sites are provided in Table 4-2.

Table 4-1: Natura 2000 sites within the proposed project's ZoI

Natura 2000 site	Site Code	Approximate distance from site	Hydrological distance from site
South Dublin Bay and River Tolka Estuary SPA	004024	4.5km	6.3km indirect hydrological connection via surface and groundwater pathways
Baldoyle Bay SAC	000199	3.1km	3.8km indirect hydrological connection via surface and groundwater pathways
Baldoyle Bay SPA	004016	3.7km	4.3km indirect hydrological connection via surface and groundwater pathways
North Dublin Bay SAC	000206	3.2km	4.3km indirect hydrological connection via surface and groundwater pathways
North Bull Island SPA	004006	3.2km	4.3km indirect hydrological connection via surface and groundwater pathways
North-West Irish Sea SPA	004236	5km	7.2km indirect hydrological connection via surface and groundwater pathways

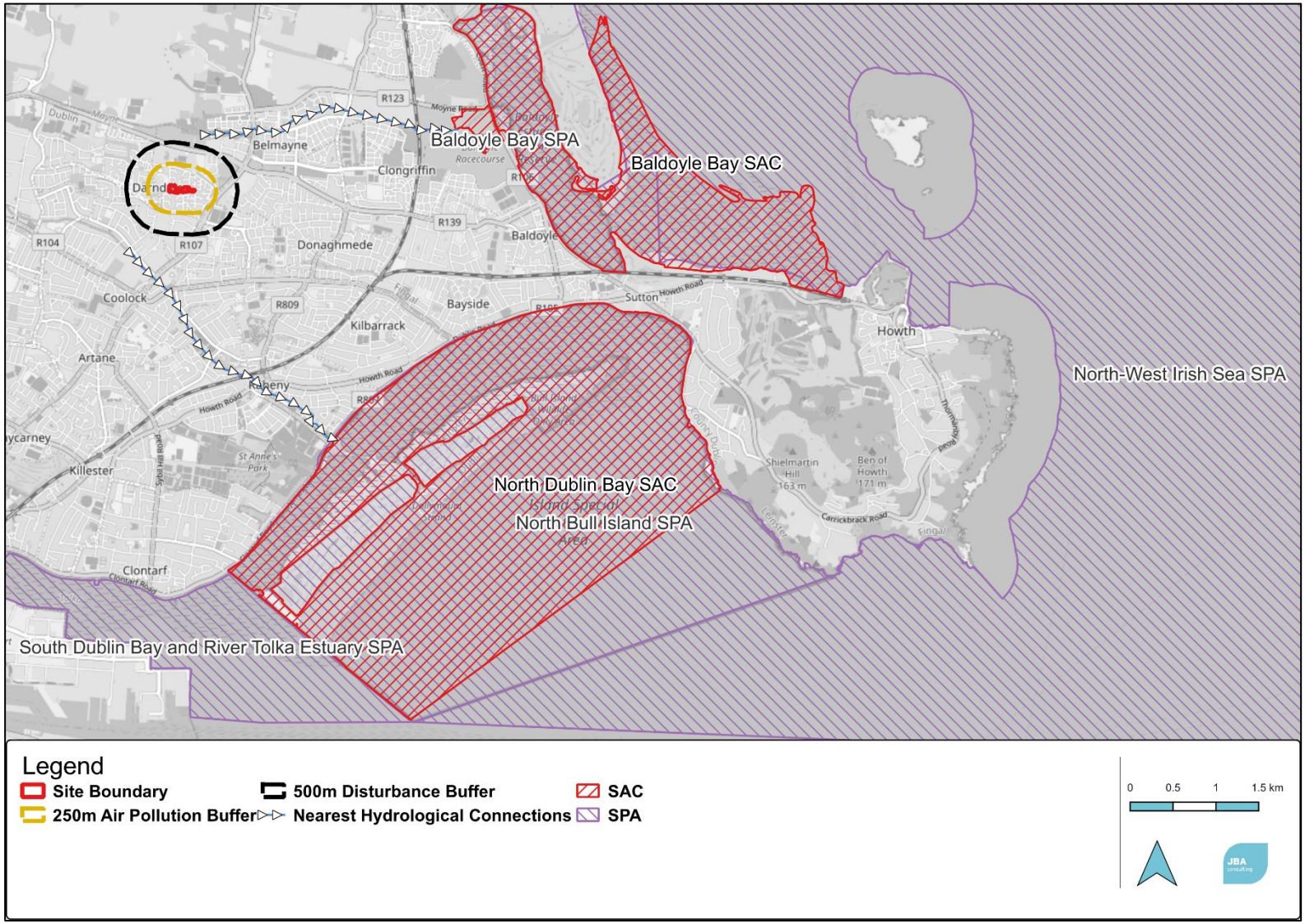


Figure 4-1: Natura 2000 sites in respect to the proposed site and its ZoI (©OSM, 2026)

Table 4-2: Site briefs; QIs / SCIs; and project-relevant threats /pressures to the Natura 2000 sites within the ZoI

Site Name	Brief	Qualifying Interests / Special Conservation Interests	Project-relevant Threats / Pressures: Impact (Source)
South Dublin Bay and River Tolka Estuary SPA	This designated site comprises a substantial part of Dublin Bay. It includes virtually all of the intertidal area in the south bay, as well as much of the Tolka Estuary to the north of the River Liffey. The sands support the largest stand of Dwarf Eelgrass on the east coast of Ireland. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well aerated sands off the Bull Wall. The site regularly has an internationally important population of Brent Geese, which feeds on Dwarf Eelgrass in the autumn. It has nationally important numbers of a further 6 species including: Oystercatcher, Ringed Plover, Red Knot, Sanderling, Dunlin and Bar-tailed Godwit. It is an important site for wintering gulls, especially Black-headed Gull and Common Gull. Is a regular autumn roosting ground for significant numbers of terns, including Roseate Terns, Common Tern and Arctic Tern (NPWS, 2020a).	Light-bellied Brent Goose *Branta bernicla hrota* [A046] Oystercatcher *Haematopus ostralegus* [A130] Ringed Plover *Charadrius hiaticula* [A137] Grey Plover *Pluvialis squatarola* [A141] Red 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] (NPWS, 2015a)	Urbanised areas, human habitation: High impact (Outside) Road, motorways: Medium impact (Outside) (EEA, 2021)
Baldoyle Bay SAC	The Baldoyle Bay SAC extends from just below Portmarnock village to the west pier for Howth in Co. Dublin. It is a tidal estuarine bay protected from the open sea by a large sand-dune system. Most of this dune system is now occupied with golf courses and is not part of the SAC. The bay has two rivers that flow in, the Mayne and the Sluice. Most of the intertidal area is sand with some muds within the more sheltered areas of the estuary, within these intertidal areas Narrow-leaved Eelgrass *Zostera angustifolia* and Dwarf Eelgrass *Zostera noltii* are found which are essential part of the protected Light-bellied Brent Goose *Branta bernicala hrota* diet. Salt meadows occur	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows *Glauco-Puccinellitalia maritimae* [1330] Mediterranean salt meadows *Juncetalia maritime* [1410] (NPWS, 2012)	Urbanised areas, human habitation: High impact (outside) (EEA, 2021)

Site Name	Brief	Qualifying Interests / Special Conservation Interests	Project-relevant Threats / Pressures: Impact (Source)
	within the bay lining the two small rivers that flow into the bay. Along the River Mayne two protected plant species have been recorded, Borrer's Saltmarsh-grass *Puccinellia fasciculata* and Meadow Barley *Hordeum secalinum.* (NPWS, 2013d).		
Baldoyle Bay SPA	The Baldoyle Bay SPA is a narrow estuary stretching from north of Baldoyle to south of Portmarnock, Co. Dublin. It has two small rivers flowing into the inner part of the estuary. The SPA has large areas of intertidal flats that are exposed at low tide, mostly consisting of sandflats grading into mudflats within the inner sheltered parts of the estuary. Both the Narrow-leaved Eelgrass *Zostera angustifolia* and Dwarf Eelgrass *Zostera noltii* are found within the estuary. These are an important plant for the Light-bellied Brent Goose *Branta bernicala hrota* population. Baldoyle Bay is an important site for wintering waterfowl, providing good quality feeding areas and roost sites (NPWS, 2014a)	Light-bellied Brent Goose *Branta bernicala hrota* [A046] Shelduck *Tadorna tadorna* [A048] Ringed Plover *Charadrius hiaticula* [A137] Golden Plover *Pluvialis apricaria* [A140] Grey Plover *Pluvialis squatarola* [A141] Bar-tailed Godwit *Limosa lapponica* [A157] Wetland and Waterbirds [A999] (NPWS, 2013a)	Urbanised areas, human habitation: High impact (outside) (EEA, 2020a)
North Bull Island SPA	The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port. The site is among the top ten sites for wintering waterfowl in the country. It supports internationally important populations of Brent Goose and Bar-tailed Godwit and is the top site in the country for both of these species. A further 14 species have populations of national importance, with particular notable numbers of Shelduck, Pintail, Grey Plover, and Red Knot. The SPA is a regular site for passage waders such as Ruff, Curlew Sandpiper and Spotted Redshank. The site supports Short-eared Owl in winter. (NPWS, 2014b)	Light-bellied Brent Goose *Branta bernicla hrota* [A046] Shelduck *Tadorna tadorna* [A048] Teal *Anas crecca* [A052] Northern Pintail *Anas acuta* [A054] Northern Shoveler *Anas clypeata* [A056] Oystercatcher *Haematopus ostralegus* [A130] Golden Plover *Pluvialis apricaria* [A140] Grey Plover *Pluvialis squatarola* [A141] Red Knot *Calidris canutus* [A143] Sanderling *Calidris alba* [A144] Dunlin *Calidris alpina* [A149] Black-tailed Godwit *Limosa limosa* [A156]	Continuous urbanisation: Medium impact (outside) Discharges: Medium impact (both) (EEA, 2020c)

Site Name	Brief	Qualifying Interests / Special Conservation Interests	Project-relevant Threats / Pressures: Impact (Source)
		Bar-tailed Godwit *Limosa lapponica* [A157] Eurasian Curlew *Numenius arquata* [A160] Redshank *Tringa totanus* [A162] Ruddy Turnstone *Arenaria interpres* [A169] Black-headed Gull *Chroicocephalus ridibundus* [A179] Wetland and Waterbirds [A999] (NPWS, 2015)	
North Dublin Bay SAC	The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port during the 18th and 19th centuries. The seaward side of the island has a fine sandy beach. A substantial area of shallow marine water is included in the site. The interior of the island is excluded from the site as it has been converted to golf courses. Nature conservation is a main land use within the site. The North Bull Island dune system is one of the most important systems on the east coast and is one of the few in Ireland that is actively accreting. It possesses extensive and mostly good quality examples of embryonic, shifting marram and fixed dunes, as well as excellent examples of humid dune slacks. Both Atlantic and Mediterranean salt marshes are well represented, and a particularly good marsh zonation is shown. The salt marshes grade into mudflats and sandflats, some of which are dominated by annual *Salicornia* species. Petalwort *Petalophyllum ralfsii* occurs at its only known station away from the western seaboard. (NPWS, 2013f)	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] *Salicornia* and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort *Petalophyllum ralfsii* [1395] (NPWS, 2013c)	Urbanised areas, human habitation: High impact (outside) (EEA, 2020d)

Site Name	Brief	Qualifying Interests / Special Conservation Interests	Project-relevant Threats / Pressures: Impact (Source)
North-West Irish Sea SPA	The North-west Irish Sea SPA constitutes an important resource for marine birds. The estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. These areas, along with more pelagic marine waters further offshore, provide additional supporting habitats (for foraging and other maintenance behaviours) for those seabirds that breed at colonies on the north-west Irish Sea's islands and coastal headlands. These marine areas are also important for seabirds outside the breeding period. This SPA extends offshore along the coasts of counties Louth, Meath and Dublin, and is approximately 2,333km2 in area. This SPA is ecologically connected to several existing SPAs in this area. (NPWS, 2023b).	Red-throated Diver *Gavia stellata* [A001] Great Northern Diver *Gavia immer* [A003] Fulmar *Fulmarus glacialis* [A009] Manx Shearwater *Puffinus puffinus* [A013] Cormorant *Phalacrocorax carbo* [A017] Shag *Phalacrocorax aristotelis* [A018] Common Scoter *Melanitta nigra* [A065] Little Gull *Larus minutus* [A177] Black-headed Gull *Chroicocephalus ridibundus* [A179] Common Gull *Larus canus* [A182] Lesser Black-backed Gull *Larus fuscus*[A183] Herring Gull *Larus argentatus* [A184] Great Black-backed Gull *Larus marinus* [A187] Kittiwake *Rissa tridactyla* [A188] Roseate Tern *Sterna dougallii* [A192] Common Tern Sterna hirundo [A193] Arctic Tern *Sterna paradisaea* [A194] Little Tern *Sterna albifrons* [A195] Guillemot *Uria aalge* [A199] Razorbill *Alca torda* [A200] Puffin *Fratercula arctica* [A204] (NPWS, 2023a).	Not currently listed given the sites newly granted SPA status. (NPWS, 2023)

5 Other Relevant Plans and Projects

5.1 Cumulative Effects

As part of the Screening for an Appropriate Assessment, in addition to the proposed works, other relevant plans and projects in the region that may induce cumulative impacts must be considered at this stage. These are listed in sub-sections below and are assessed with the proposed project in the Screening Assessment.

5.2 Plans

The following projects or plans were identified as potential sources of in-combination effects:

- Dublin City Development Plan 2022-2028;
- Greater Dublin Drainage Strategy 2005; and
- River Basin Management Plan for Ireland 2022-2027.

5.2.1 Dublin City Development Plan 2022 - 2028 - Natura Impact Report Conclusion (Scott Cawley, 2022)

It has been objectively concluded by Scott Cawley Ltd., following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts associated with the Plan, and that the implementation of mitigatory measures identified in Section 8 of the NIR (and included as objectives and policies of the Plan), that the Plan will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. Furthermore, the elected members of Dublin City Council, as the competent authority, formally recorded their determination at the end of the special council meetings held on November 1st and 2nd 2022 that the Plan would not adversely affect (either directly or in directly) the integrity of any European site, either alone or in combination with other plans of projects.

5.2.2 Greater Dublin Drainage Strategy 2005

The Greater Dublin Drainage Strategy sets out the strategic planning for the development of wastewater treatment in the Greater Dublin area in relation to the Ringsend WWTP Upgrade, Greater Dublin Drainage Project and associated wastewater network drainage projects (Irish Water, 2024). The Ringsend WWTP Upgrade includes plans to expand the WWTP to its ultimate capacity, together with associated network upgrades required. The Greater Dublin Drainage Project is planned to relieve both the Ringsend WWTP and network loading by construction of a new WWTP at Clonshaugh, an orbital sewer and provision of an outfall pipe discharging 1km northeast of Ireland's Eye.

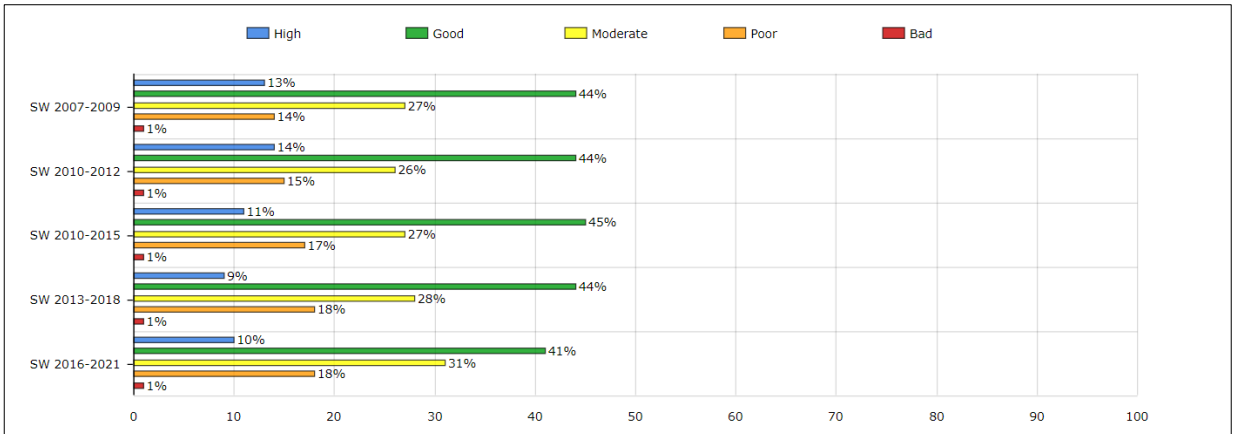
The Ringsend WWTP upgrade is in progress and carried out in stages, with an increased capacity of 400,000 PE by Q1 2021 and the ultimate capacity of 2.4 million PE to be in operation by 2025 (Irish Water, 2025).

The Greater Dublin Drainage Project is strategically important to the Dublin Region in that it will provide capacity for residential and commercial growth (Irish Water, 2024). The Greater Dublin Drainage Strategy is not anticipated to contribute to cumulative or in-combination effects in respect to the proposed works.

5.2.3 River Basin Management Plan for Ireland 2022-2027

Ireland's third River Basin Management Plan for Ireland - 'Water Action Plan 2024: A River Basin Management Plan' (DoHLGH, 2024) sets out the measures that are necessary to protect and restore water quality in Ireland. The overall aim of the plan is to ensure that our natural waters are sustainably managed and that freshwater resources are protected so as to maintain and improve Ireland's water environment. The 3rd cycle Catchment Reports were published in 2024. The Catchment Reports provide a summary of the water quality assessment outcomes for respective catchments, including status and risk categories, significant threats and pressures, details on protected areas and a comparison between cycle 2 and cycle 3.

The third cycle Catchment Report for Liffey and Dublin Bay Catchment (EPA, 2024) indicates that 42% of surface waterbodies were at 'good' or 'high' ecological status, and 86% of groundwater bodies were at 'good' status. The overall change in quality between Cycles 2 and 3 include 2 are mixed. There has been neither an increase or decrease in the number of rive waterbodies valued at "Poor" or "Bad" status, remaining at 18% between cycles. There is an increase of river waterbodies reaching a "High" status from 9% to 10%, there was also a decrease in waterbodies from "Good" to "Moderate" value by approximately 3% of river waterbodies (as seen in Figure 5-1). The main significant pressures are aquaculture, anthropogenic, atmospheric, historically polluted sites and waste pressures followed by agriculture, urban run-off and forestry.



Period	High	Good	Moderate	Poor	Bad
SW 2007-2009	13%	44%	27%	14%	1%
SW 2010-2012	14%	44%	26%	15%	1%
SW 2010-2015	11%	45%	27%	17%	1%
SW 2013-2018	9%	44%	28%	18%	1%
SW 2016-2021	10%	41%	31%	18%	1%

Figure 5-1: Changes in quality of rivers in the Liffey/Dublin Bay catchment since 2007 (EPA, 2024)

5.3 Other Planning Applications

A search of planning applications that have been made in the last three years and within 2km of the proposed project was carried out. Applications for home extensions, internal alterations and retentions are not considered. The projects that could have in-combination effects with the proposed development are listed in Table 5-1 overleaf.

The City Development Plan, River Basin Management Plan and other local projects given permission by Dublin City Council (DCC) are considered in combination with the currently proposed project in the Screening Assessment Section 6.6.3 below.

Table 5-1: Projects granted planning permission vicinity of proposed site

Planning Reference	Address	Application Status	Decision Date	Summary of Development
F22A/0426	Belcamp Hall (Protected Structure), Malahide Road, Belcamp, Dublin 17	Accepted (grant permission)	22/03/2023	The proposed development will consist of the construction of 32 no. residential units (11 no. 1 bed units 19 no 2 bed units and 2 no. 2 bed live/work units) and 3 no. retail units all contained within 2 no. individual buildings as follows: A 1-2 storey mixed use building comprising 3 no. retail units in the single storey part of the building and 2 no. 2 bed live/work units in the two storey part of the building (work spaces at ground floor level and residential units at first floor level with associated balconies); and a 4 storey apartment building comprising 30 no. units (11 no. 1 bed & 19 no. 2 beds) with associated balconies/terraces; car parking and bicycle parking; landscaping and boundary treatments, public lighting and all associated site and engineering works necessary to facilitate the development.

6 Screening Assessment

6.1 Introduction

This screening exercise will focus on assessing the likely adverse effects of the project on the Natura 2000 site identified in Section 4 above.

This section identifies the potential likely significant effects which may arise as result of the proposed project. It then goes on to identify how these impacts could potentially impact on the Natura 2000 sites. The significance of likely effects is also assessed, with any potential in-combination effects also identified.

The Natura 2000 sites to be assessed are:

- South Dublin Bay and River Tolka Estuary SPA;
- Baldoyle Bay SAC;
- Baldoyle Bay SPA;
- North Bull Island SPA;
- North Dublin Bay SAC; and
- North-West Irish Sea SPA.

6.2 Assessment Criteria

6.2.1 Description of the individual elements of the project (either alone or in combination with other plans or project) likely to give rise to impacts on the Natura 2000 sites

Adverse impacts that have the potential to cause a significant effect on the QIs / SCIs of the Natura 2000 sites, during the construction and operational phases of the project, will negatively impact the sites via the surface water pathways, groundwater pathways, land and air pathways. Surface water pathways can impact on surface water quality and surface water dependent habitats and species. Groundwater pathways can impact on groundwater quality and quality of groundwater dependent habitats and species. Land and air pathways can impact by direct physical disturbance and dust or other air-based emissions.

The proposed project is not anticipated to have likely significant effects on the QIs / SCIs of any Natura 2000 site. The rationale for excluding specific impacts via the main pathways is given in more detail in the following sub-sections.

6.2.2 Surface Water Pathways

6.2.2.1 Construction Phase

The proposed development is located within the Mayne_SC_010 sub-catchment, within the Liffey and Dublin Bay catchment. The site shares its sub-catchment with five of the six Natura 2000 sites within Zol, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA,

North Dublin Bay SAC, Baldoyle Bay SAC, and Baldoyle Bay SPA. The site does not share its sub-catchment with the North-West Irish Sea SPA, which is entirely marine based.

The nearest surface water course is the Mayne River which is located approximately 660m to the north of the site. This watercourse flows eastwards into the WFD Mayne Estuary transitional waterbody, which is hydrologically connected to the Baldoyle Bay SAC, Baldoyle Bay SPA, and north-west Irish Sea SPA. The Santry River is also located approximately 840m to the southwest of the site. This surface watercourse flows into the North Bull Island transitional waterbody, which drains into the Tolka Estuary transitional waterbody and Dublin Bay coastal waterbody.

During the construction phase, notable volumes of potential surface water pollutants, e.g. hydrocarbons, will be present on site. However, in order for any of these surface water pollutants to directly enter the nearest surface watercourse, the Mayne River, they would have to traverse 660m of residential area, parkland space, warehouses, roads, and the local surface water drainage infrastructure. In the unlikely event any surface water pollutants were able to traverse these significant barriers, they would have to travel a further 3.2km within the Mayne River to reach the nearest Natura 2000 site, Baldoyle Bay SAC, during which time they would undergo a notable degree of dilution and retention, and ultimately be reduced to non-deleterious levels.

Likewise, for any surface water pollutants to enter the Santry River, they would have to traverse the 840m of residential area, parkland space, warehouses, roads, and the local surface water drainage infrastructure. In the unlikely event surface water pollutants were able to traverse these substantial barriers, they would have to travel a further 3.4km to reach the nearest Natura 2000 site, North Bull Island SPA, during which time they would undergo a notable degree of dilution and retention, being reduced to non-deleterious levels. As such, during the construction phase, **likely significant effects from the proposed development via surface water pathways are not anticipated on any of the Natura 2000 sites within ZoI**.

6.2.2.2 Operational Phase

During the operational phase, the proposed surface water and foul water designs will connect with the existing drainage infrastructure within the Darndale area, with the foul water emissions ultimately treated at the Ringsend WWTP.

Therefore, during the construction and operational phases, likely significant effects via surface water pathways are not anticipated on any of the six Natura 2000 sites within ZoI, South Dublin Bay and River Tolka Estuary SPA, Baldoyle Bay SAC, Baldoyle Bay SPA, North Bull Island SPA, North Dublin Bay SAC and North-West Irish Sea SPA.

6.2.3 Groundwater

6.2.3.1 Construction Phase

The site is located in its entirety within the WFD Dublin groundwater body. The site shares this groundwater body with five of the six Natura 2000 sites within ZoI, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, North Dublin Bay SAC, Baldoyle Bay SAC, and Baldoyle Bay SPA. The site does not share its groundwater body with the North-West Irish Sea SPA, which is entirely marine based.

There is only very weak groundwater to-surface water connections present, given the retention of pollutants within the deep subsoils; dilution and retention within the underlying aquifer; the distances to nearest natural watercourses; and the downstream distance to the Natura 200 sites within north Dublin Bay. It is very highly unlikely that an impactful volume of a polluting substance will be able to reach any of Natura 2000 sites via the groundwater and groundwater to surface water pathway.

6.2.3.2 Operational Phase

The operational nature of the proposed project will not generate any potential groundwater pollutants given the proposed drainage design; therefore, negative impacts via the groundwater and groundwater to surface water pathways are not anticipated during the operational phase.

Therefore, likely significant effects via the groundwater and ground-to-surface water pathways are not anticipated for the Natura 2000 sites during the construction and operational phases.

6.2.4 Land Impact Pathways

The loss or degradation of supporting habitats within and outside the identified Natura 2000 sites via direct land-based impacts (e.g. physical habitat disturbance and/or loss) have the potential adverse impacts on a number of the QIs/SCIs associated with these Natura 2000 sites. The SCI wintering bird species LBBG, Black-headed Gull, Lesser Black-backed Gull, Herring Gull, and Oystercatcher were recorded foraging within the ZoI. Herring Gull, Lesser Black-backed Gull and Black-headed Gull were recorded foraging within the site. These species have wide habitat preferences, and amenity grassland areas of the scale present within the site are not considered to be critical supporting habitat for these three species.

LBBG and Oystercatcher utilise amenity grassland areas as ex-situ supporting foraging habitat, and the loss of this habitat may have detrimental impacts for both species. However, at the time of the surveys, the grass sward height of the amenity grassland within the site was too long for LBBG grazing and less favourable for Oystercatcher. Additionally, notable sources of disturbance were present within the site during the survey for both LBBG and Oystercatcher, including free-roaming dogs, which likely result in frequent disturbance to any bird species foraging within the amenity grassland. As such, the amenity grassland area within the site is considered unsuitable to act as an ex-situ supporting site for LBBG and Oystercatcher.

Therefore, likely significant effects via land impact are not anticipated during the construction and operational phases for the Natura 2000 sites, and their respective QIs and SCI species.

6.2.5 Air Impact Pathways

The disturbance or environmental degradation of supporting habitats outside the identified Natura 2000 sites via air pollution impacts could have potential significant effects on a number of the QIs associated with these Natura 2000 sites.

Visual and Audible Disturbance (QI /SCI Species)

The disturbance of supporting ex-situ habitats outside the identified Natura 2000 sites has potential to cause significant adverse effects on a number of the QIs/SCIs associated with these Natura 2000 sites. While the SCI species Black-headed Gull, Lesser Black-backed Gull and Herring Gull were recorded within and adjacent to the site, these gull species are known for their resilient to urban noise disturbance and will likely not be notable impacted by the proposed construction works or the site's future operations.

The LBBG and Oystercatcher flocks recorded foraging within the 'Non-Key' green area to north-west are considered to be beyond (500m) the audible and visual disturbance of the proposed development's construction activities.

The LBBG and Oystercatcher flocks recorded within Darndale Park, approximately 200m to the north of the site. The proposed works have the potential to disturb the foraging habits of both species within Darndale Park. However, during the surveys both species were recorded foraging in close proximity to the Tulip Court and are very likely to be accustomed to the baseline levels of vehicular noise disturbance, given the park's location between the Tulip Court to the south and the high frequency traffic of the 4-lane R139 to the north.

JBA previously conducted high frequency surveying of LBBG and Oystercatcher for two projects, namely within the Baldoyle Racecourse (2024-2025 winter period 114hrs of observation); and Erin's Isle GAA, Finglas Luas (multi-year surveying – 96hrs of observation), and found both species were partially tolerant to a degree of vehicular noises and movements. This included larger vehicles associated construction sites, as well as high decibel noises commonly associated with construction sites (e.g. dumping of hardcore substrate and excavating) noise occurring adjacent to the park area (JBA, 2025; Egis & JBA, 2025). Additionally, the residential area separating the proposed site from Darndale Park, will slightly buffer the park from audible disturbance; and screen the majority of visual disturbances generated on-site. These two past projects observed LBBG flocks from the northern and southern sub-populations of North Bull Island SPA and the Baldoyle Bay SPA sub-population.

As such, **likely significant effects on SCI bird species are not anticipated during the construction phase via the air (visual and audible disturbance) impact pathway.**

The site's operational phase will lead to a relatively minor increase in the local populace, which has the potential to increase potential disturbance on LBBG and Oystercatcher foraging within Darndale Park. However, given the relatively high frequency of public green spaces within the locality of the site, as well as the size of Darndale Park (room for initial avoidance behaviour – walking further away from the disturbance source), the increase in the local population is not anticipated to significantly increase disturbance on local SCI bird species.

Additionally, the proposed development has a maximum proposed height of 3 stories, which is not anticipated to significantly impact the flight lines of SCI wintering birds. While LBBG were recorded flying over the site during the survey, they were recorded at a height of 6-7 stories, well above the maximum height of the proposed development.

Therefore, during the construction and operational phases of the proposed project, likely significant effects via the air (visual and audible disturbance) impact pathway are not anticipated on SCI bird species.

Air Pollution (Emissions and Dust)

The ZoI for the air quality impact assessment will include all sensitive ecological receptors (QIs/SCIs and supporting habitats) within a distance of 250m of the proposed project during the construction phase.

Air (Chemical emissions)

Vehicle emissions can potentially impact the QIs/SCIs of the Natura 2000 sites within the ZoI. There will be a small increase in local traffic attending the site of the proposed development during construction, resulting in a very small increase in local NOx emissions, however, vehicular emissions are not anticipated to significantly impact the Natura 2000 sites, and their associated QI/SCIs, given the distance between the proposed project and Natura 2000 sites during the construction phase. Furthermore, given the operational nature of the project, operational air emissions are not anticipated to impact the Natura 2000 sites, and their associated QIs/SCIs.

Therefore, likely significant effects from vehicular emissions via the air (chemical emission) pathway are not anticipated for the Natura 2000 sites and their respective QIs/SCIs during the construction and operational phases.

Air (Dust settlement)

Dust particles can be classified into those that are easily deposited and those that remain suspended in the air for extended periods. This division is useful as deposited dust is usually the coarse fraction of particulates that causes dust annoyance, whereas suspended particulate matter is implicated more in exposure impacts. Airborne particles have a broad range of diameters, from nano-particles and ultrafine particles (diameters less than 0.1 microns (μm) to the very large particles with diameters up towards 100μm. There is no clear dividing line between the sizes of suspended particulates and deposited particulates, although particles with diameters >50μm tend to be deposited quickly and particles of diameter <10μm (PM10) have an extremely low deposition rate in comparison. Therefore, the size of suspended and deposited dust particles affects their distribution and as such requires different approaches to sampling these fractions. PM10 is the fraction of airborne (suspended) particulates which contains particles of diameter less than 10μm. PM2.5 is the fraction of airborne (suspended) particulates which contains particles of diameter less than 2.5μm. PM10 is most commonly associated with road dust and construction activities. Wear and tear of brakes and tyres on vehicles and crushing activities at construction sites can all contribute to a rise in PM10. Larger particles (100μm diameter) are likely to settle within 5-10m of their source under a typical mean wind speed of 4-5 metres per second (m/s), and particles between 30-100μm diameter are likely to settle within 100m of the source. Smaller particles, particularly those<10 μm in diameter, i.e., PM10, have a greater potential to have their settling rate impeded by atmospheric turbulence and to be transported further from their source. Dust emissions are exacerbated by dry weather and high wind speeds. The impact of dust, therefore, also depends on the wind direction and the relative location of the dust source and receptor. The direction of the prevailing wind in the development's locality is south-westerly (Windfinder, 2025). While dust will be blown towards the Baldoyle Bay SAC and Baldoyle Bay SPA given the distance between the site and the coastline, notable volumes of dust are not anticipated to enter any of the Natura 2000 sites with

the ZoI. Additionally, while dust will be blown towards a small section of ex-situ supporting habitat within Darndale Park, a large residential area separates this park from the site, which will aid in screening dust settlement within the park. Therefore, notable volumes of dust are not anticipated to enter any ex-situ supporting habitat.

Therefore, likely significant effects from dust generation on-site via the air (dust) pathway are not predicted for the Natura 2000 sites within the ZoI, and their respective QIs/SCIs during the construction and operational phases.

6.2.6 Cumulative Impact

As the proposed project is not anticipated to have a likely significant effect on QIs/SCIs of the Natura 2000 sites within the ZoI; the likelihood for other plans or projects to act in combination with the proposed project to result in likely significant effects on Natura 2000 sites is greatly reduced. Further to this, as no notable impacts are anticipated along the main impact pathways, given the proposed project scale and location, the capacity of the proposed project to act in combination or cumulatively with a series of other sub-threshold developments is also not anticipated.

6.3 Summary

Due to the location and scale of the proposed site, and lack of notable pathways to the nearest Natura 2000 sites, the proposed project is not anticipated to have a likely significant effect via surface water, groundwater, groundwater-to-surface water, land, and air pathways to any of the identified Natura 2000 sites within the ZoI.

6.3.1 Description of likely direct, indirect, or secondary impacts of the project (either alone or in combination with other plans and projects) on the Natura 2000 sites

Project Elements	Comment
Size and scale	This residential development on behalf of Respond Housing at the Spine Site at Darndale, Dublin 17, seeks to redevelop the existing neglected open green space and provide 84 no. new dwellings. The 1.488 ha greenfield site is currently zoned in DCC's Development Plan as Z1: Sustainable Residential Neighbourhoods. The layout comprises four urban blocks, with a three-storey apartment block adjacent to the church and school to the west of the site, and three blocks of two-storey terraced housing ranging eastwards across the site towards Buttercup Avenue and the Malahide Road beyond. The apartment block to the west of the site comprises a three-storey structure surrounding a gated, landscaped courtyard. In two L-shaped arrangements, it has own-door units at street level and deck-access apartments above which are accessed from two lift / stair cores in the south-west and north-east corners of the block respectively. A community hub is provided on the ground floor at the northwest tip of the apartment block, facing existing community facilities such as the church and community centre. This community facility provides a separate kitchen and large dining room, a co-working space, and W.C. facilities. The three blocks of houses follow the principle of maximising the amount of active frontage to the public realm and minimising the extent of 'weak' corners

<table>
<tr><th>Project Elements</th><th colspan="3">Comment</th></tr>
<tr><td></td><td colspan="3">that could provide opportunities for intruders to access the rear of houses. Each house has a 2.5- 3.0 meter railed front garden with bin enclosure to the public street and landscaped private gardens to the rear. All car parking is provided on-street.</td></tr>
<tr><td>Land-take</td><td colspan="3">There will be no direct land take from any Natura 2000 sites.</td></tr>
<tr><td rowspan="8">Distance from Natura 2000 sites or key features of the site</td><td>Natura 2000 site</td><td>Approx. direct distance</td><td>Approx. hydrological distance</td></tr>
<tr><td>South Dublin Bay and River Tolka Estuary SPA</td><td>4.5km</td><td>6.3km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>Baldoyle Bay SAC</td><td>3.1km</td><td>3.8km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>Baldoyle Bay SPA</td><td>3.7km</td><td>4.3km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>North Dublin Bay SAC</td><td>3.2km</td><td>4.3km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>North Bull Island SPA</td><td>3.2km</td><td>4.3km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>North-west Irish Sea SPA</td><td>5km</td><td>7.2km indirect hydrological connection via surface and groundwater pathways</td></tr>
<tr><td>Resource requirements (water abstraction etc.)</td><td colspan="3">There will be no surface water nor groundwater abstraction on-site during operations.</td></tr>
<tr><td>Emissions (disposal to land, water or air)</td><td colspan="3"><u>Construction Phase</u>:
Water
In order for any of these surface water pollutants to directly enter the nearest surface watercourse, the Mayne River, they would have to traverse 660m of residential area, parkland space, warehouses, roads, and the local surface water drainage infrastructure. In the unlikely event any surface water pollutants were able to traverse these significant barriers, they would have to travel a further 3.2km within the Mayne River to reach the nearest Natura 2000 site, Baldoyle Bay SAC, during which time they would undergo a notable degree of dilution and retention, and ultimately be reduced to non-deleterious levels.
Likewise, for any surface water pollutants to enter the Santry River, they would have to traverse the 840m of residential area, parkland space, warehouses, roads, and the local surface water drainage infrastructure. In the unlikely event surface water pollutants were able to traverse these substantial barriers, they</td></tr>
</table>

Project Elements	Comment
	would have to travel a further 3.4km to reach the nearest Natura 2000 site, North Bull Island SPA, during which time they would undergo a notable degree of dilution and retention, being reduced to non-deleterious levels. As such, during the construction phase, likely significant effects from the proposed development via surface water pathways are not anticipated on any of the Natura 2000 sites within ZoI. There is only very weak groundwater to-surface water connections present, given the retention of pollutants within the deep subsoils; dilution and retention within the underlying aquifer; the distances to nearest natural watercourses; and the downstream distance to the Natura 200 sites within north Dublin Bay. It is very highly unlikely that an impactful volume of a polluting substance will be able to reach any of Natura 2000 sites via the groundwater and groundwater to surface water pathway. **Air** Given the distance between the proposed site and the nearest Natura 2000 sites, significant impacts via the air (dust, visual and audible disturbance) are not anticipated. Additionally, dust screening buffers exist between the site and a small section of ex-situ habitat present within Darndale Park. **<u>Operation Phase</u>:** Water Given the project's proposed surface and foul water drainage designs, operational based water impacts are not anticipated. **Air** The scale of air-based operational emissions from the proposed development are not anticipated to impact the QIs/SCIs of the Natura 2000 sites within the ZoI.
Excavation requirements	The maximum excavation depth of the proposed project is 2.7m.
Transportation requirements	**Temporary Impacts:** Levels of traffic to the site during the construction and operational phase will increase traffic to the site due to construction-based vehicles. Given the size and scale of the proposed project, and the distance between the site and the Natura 2000 sites, transportation requirements are not anticipated to affect the Natura 2000 sites and their respective QIs. **Permanent Impacts:** Given the scale of the proposed project, transportation requirements will not negatively impact the Natura 2000 sites identified within the ZoI.

Project Elements	Comment
Duration of construction, operation, decommissioning etc.	It is estimated that the construction phase for the proposed works will last 31 months/135 weeks from the date of commencement. The works will be carried out over 2 phases: Phase 1 includes the construction of Blocks A & D and is proposed to take 83 weeks; Phase 2 includes the construction of Blocks B & C is proposed to take 52 weeks. Operation is expected to be permanent.

6.3.2 Description of likely changes to the Natura 2000 sites

Potential Impact	Comments
Reduction of habitat area	There will be no temporary or permanent reduction in habitat area (including supporting ex-situ habitats) for any of the Natura 2000 sites.
Disturbance to key species	**Temporary Impacts** The construction works will temporarily increase the noise level and disturbance locally. **Permanent Impacts** No disturbance to key species is anticipated during operation of the project.
Habitat or species fragmentation	There will be no temporary or permanent habitat or species fragmentation within any Natura 2000 sites.
Reduction in species density	There will be no temporary or permanent reduction in species density within any Natura 2000 sites, or any QIs / SCIs of these sites.
Changes in key indicators of conservation value (water quality etc.)	There will be no temporary changes in key indicators of conservation value, specifically surface water quality.
Climate change	N/A

6.3.3 Description of likely impacts to the Natura 2000 sites as a whole

Potential Impact	Comments
Interference with the key relationships that define the structure of the site	Interference with the key relationships that define the structure of the sites are not anticipated.
Interference with key relationships that define the function of the site	Interference with the key relationships that define the structure of the sites are not anticipated.

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

Potential Impact	Indicators
Loss (Estimated percentage of lost area of habitat)	No Natura 2000 sites will experience a direct loss in habitat area.
Fragmentation	Fragmentation of habitat and/or species is not anticipated.
Disruption & disturbance	Disruption and/ or disturbance is not anticipated for QI / SCI species in Natura 2000 sites or supporting ex-situ foraging habitats.
Change to key elements of the site (e.g., water quality etc.)	Potential temporary changes to key elements, e.g., water quality, are not anticipated.

6.3.4 Describe from the above elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is known.

Based upon best scientific judgement, no likely significant effects are expected from the elements mentioned above; and there are no elements where the scale or magnitude of impacts is unknown.

6.4 Conclusion

In carrying out this AA screening, mitigation measures have not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available. Therefore, a Stage 2 Natura Impact Statement and appropriate mitigation is not required should this project proceed.

If any changes occur in the design of these works, a new Screening for Appropriate Assessment is required.

A Site Layout Plan

APARTMENT BLOCK MIX

UNIT TYPE A: 1-BED 2P-UNIT (53 sq.m)	17no.
UNIT TYPE B: 1-BED 2P-UNIT (59 sq.m)	16no.
UNIT TYPE C: 1-BED 2P-UNIT (66 sq.m)	4no.
UNIT TYPE D: 2-BED 3P-UNIT (80 sq.m)	1no.
UNIT TYPE E: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE F: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE G: 2-BED 3P-UNIT (73 sq.m)	4no.
COMMUNITY FACILITY (86 sq.m)	

HOUSING UNIT MIX

UNIT TYPE A: 3BED 4P-UNIT (95 sq.m)	9no.
UNIT TYPE B: 3-BED 4P-UNIT (100 sq.m)	2no.
UNIT TYPE C: 3-BED 6P-UNIT (128 sq.m)	4no.
UNIT TYPE D: 2-BED 4P-UNIT (112 sq.m)	8no.
UNIT TYPE E: 3-BED 5P-UNIT (114 sq.m)	1no.
UNIT TYPE F: 2-BED 4P-UNIT (114 sq.m)	4no.
UNIT TYPE G: 4-BED 7P-UNIT (147 sq.m)	1no.
UNIT TYPE H: 3-BED 6P-UNIT (116 sq.m)	2no.
UNIT TYPE J: 3-BED 6P-UNIT (123 sq.m)	1no.
UNIT TYPE K: 2-BED 4P-UNIT (95 sq.m)	2no.

TOTAL SITE AREA: 14887 sq.m / 1.4887 ha
UNITS TYPES PROVIDED: 34 no. houses / 50 no. apts
TOTAL OF UNITS PROVIDED: 84 no. units total
UNITS PER HECTARE: 58
CAR PARKING SPACES PROVIDED: 79
BICYCLE SPACES PROVIDED: 95 IN APARTMENT BLOCK
7 VISITOR SPACES FOR HOUSES IN PUBLIC AREAS

LEGEND	
SITE BOUNDARY	

1 / PA-001 **PROPOSED SITE PLAN- GROUND FLOOR PLAN**

SCALE 1:1000 (A3) / 1:500 (A1)

REVISIONS		STATUS		DRAWN	CHECKED

REVISIONS		STATUS		DRAWN	CHECKED
A	17/07/2026	FA	ISSUED FOR PART 8 PLANNING APPROVAL	CJ	PK

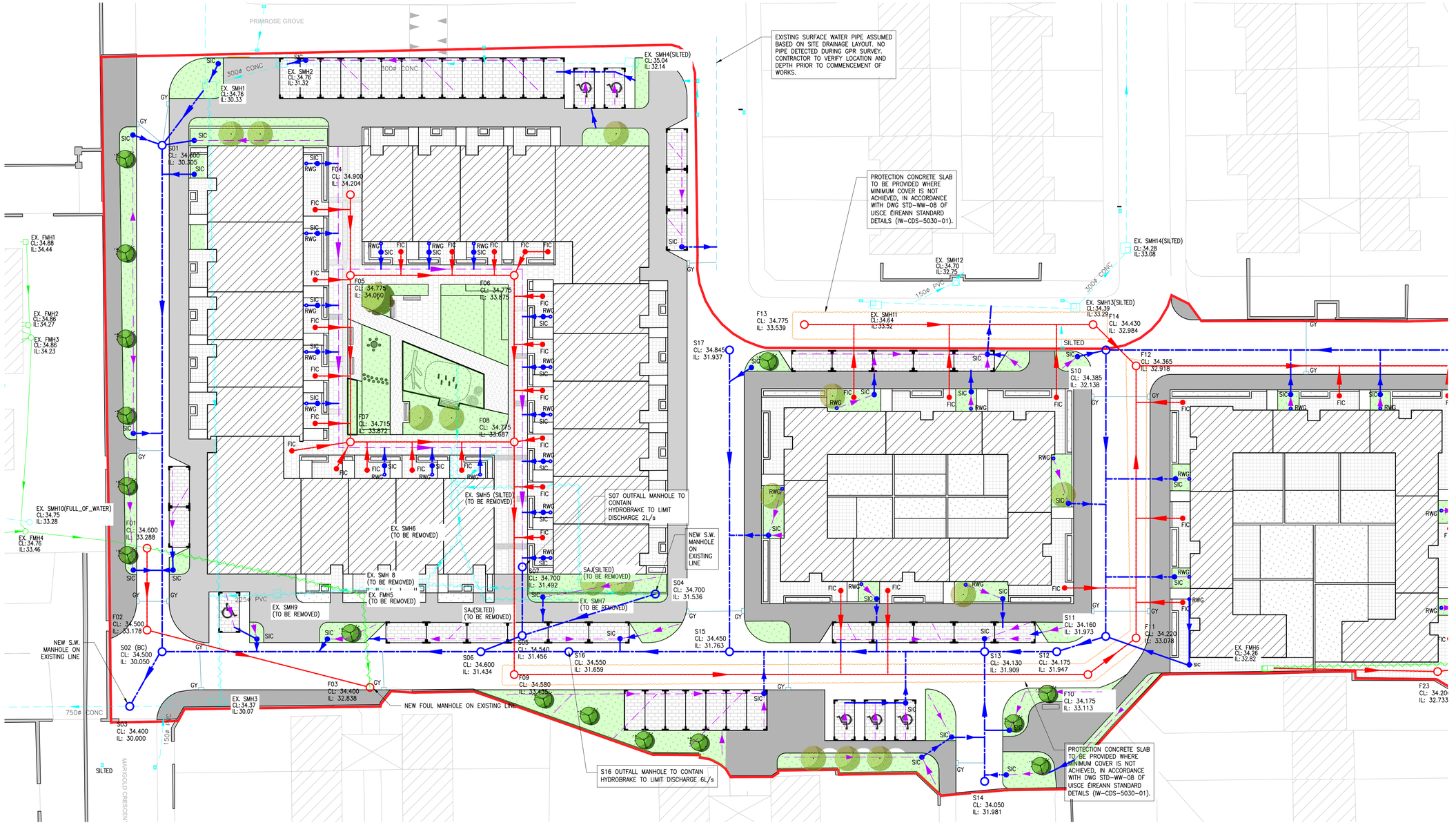
STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: DARNDALE
DRAWING: PROPOSED SITE PLAN
JOB NO: 2330 | CLIENT: RESPOND HOUSING ASSOCIATION
DATE: JUL' 2026 | SCALE: 1: 1000 (A3) / 1:500 (A1)

PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.:2330 / PA / 001 / A

B Drainage Design Plan



NOTES

GENERAL

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2.) DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

3.) ALL WASTEWATER INFRASTRUCTURE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IRISH WATERS REQUIREMENTS & THEIR STANDARD DETAILS JULY 2020 (REVISION 4); IW-CDS-5030-01.

DRAINAGE LEGEND

- EXISTING SURFACE WATER SEWER
- EXISTING FOUL SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED FOUL SEWER
- PROPOSED PERFORATED PIPE – PERMEABLE PAVING/RAIN GARDENS & TREE PITS
- EXISTING FOUL SEWER TO BE REMOVED
- EXISTING SURFACE SEWER TO BE REMOVED
- EX.SMH — EXISTING SURFACE WATER MANHOLE
- EX.FMH — EXISTING FOUL WATER MANHOLE
- SO2 — PROPOSED SURFACE WATER MANHOLE
- FO2 — PROPOSED FOUL MANHOLE
- GY — PROPOSED SURFACE WATER GULLY
- SIC — PROPOSED SURFACE INSPECTION CHAMBER
- FIC — PROPOSED FOUL INSPECTION CHAMBER
- SAJ — PROPOSED SURFACE WATER ACCESS JUNCTION
- FAJ — PROPOSED FOUL ACCESS JUNCTION
- RAIN GARDENS/TREE PITS/BIO-RETENTION (SUDS)
- PERMEABLE PAVING AREA (SUDS)

SURFACE WATER DRAINAGE INFRASTRUCTURE WITHIN AREAS TO BE TAKEN IN CHARGE SHALL COMPLY WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS (VERSION 6.0) AND THE REQUIREMENTS OF THE LOCAL AUTHORITY. SURFACE WATER PIPES SHALL BE CONCRETE OR VITRIFIED CLAY. MANHOLES, INSPECTION CHAMBERS, AND GULLIES SHALL BE BLOCKWORK OR CAST IN SITU CONCRETE. SURFACE WATER PIPES WITHIN PRIVATE AREAS SHALL BE UPVC.

STORM WATER DRAINAGE TABLE

MANHOLE		COVER LEVEL EX.	COVER LEVEL PROPOSED	INVERT LEVEL	MH – MH	PIPE DIA.	MIN. PIPE GRADIENT	MH COVER SIZE	LOADING
EX. SMH1	EX	34.760	34.760	30.330	EX. SMH1 – S01	750mm	1:300	ø600	D400
S01	NEW	–	34.600	30.305	S01–S02	750mm	1:300	ø600	D400
S02(BC)	NEW	–	34.500	INLET 30.108 OUTLET 30.050	S02–S05	750mm	1:330	ø600	D400
S03	NEW	–	34.400	30.000	–	750mm	–	ø600	D400
S04	NEW	–	34.700	31.536	S04–S05	300mm	1:200	ø600	D400
S05	NEW	–	34.540	31.456	S05–S06	300mm	1:200	ø600	D400
S06	NEW	–	34.600	31.434	S06–S02	300mm	1:200	ø600	D400
S02(BC)	NEW	–	34.500	INLET 31.250 OUTLET 30.050	S02–S05	750mm	1:330	ø600	D400
S07	NEW	–	34.700	31.492	S07–S05	300mm	1:200	ø600	D400
S08	NEW	–	34.100	32.574	S08–S09	300mm	1:200	ø600	D400
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S10	NEW	–	34.385	32.138	S10–S11	300mm	1:200	ø600	D400
S11	NEW	–	34.160	31.973	S11–S12	300mm	1:200	ø600	D400
S12	NEW	–	34.175	31.947	S12–S13	300mm	1:200	ø600	D400
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S17	NEW	–	34.845	31.937	S17–S15	300mm	1:200	ø600	D400
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F01	NEW	–	34.600	33.288	F01–F02	150mm	1:80	600x600	D400
F02	NEW	–	34.500	33.178	F02–F03	150mm	1:80	600x600	D400
F03	NEW	–	34.400	32.838	–	150mm	–	600x600	D400
F04	NEW	–	34.900	34.204	F04–F05	150mm	1:60	600x600	D400
F05	NEW	–	34.775	34.060	F05–F06 F05–F07	150mm 150mm	1:100 1:100	600x600	D400
F06	NEW	–	34.775	33.875	F06–F08	150mm	1:100	600x600	D400
F07	NEW	–	34.715	33.872	F07–F08	150mm	1:100	600x600	D400
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F19	NEW	–	33.650	32.116	F19–F20	225mm	1:200	600x600	D400
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EX. FMH6	EX	34.260	34.260	32.820	EX. FMH6 – F23	150mm	1:150	600x600	D400
F23	NEW	–	34.200	32.733	F23–F24	150mm	1:150	600x600	D400
F24	NEW	–	34.080	32.681	–	150mm	–	600x600	D400

REV	DATE	DESCRIPTION	DWG BY	APPR. BY
P1	14.07.26	REVISED PER PRE-PART 8 SUBMISSION COMMENTS	LS	LM
P	17.04.26	ISSUED FOR PLANNING	LS	LM

ISSUED: PLANNING

CLIENT: RESPOND SOCIAL HOUSING

PROJECT NAME: 84 HOUSES AT DARNDALE

DRAWING NAME: PROPOSED DRAINAGE LAYOUT SHEET 1 OF 2

PROJECT No.: 25D046

DRAWING No.: 06–A

REVISION: P1

SCALE: 1:250

DRAWN DATE: 19.01.26

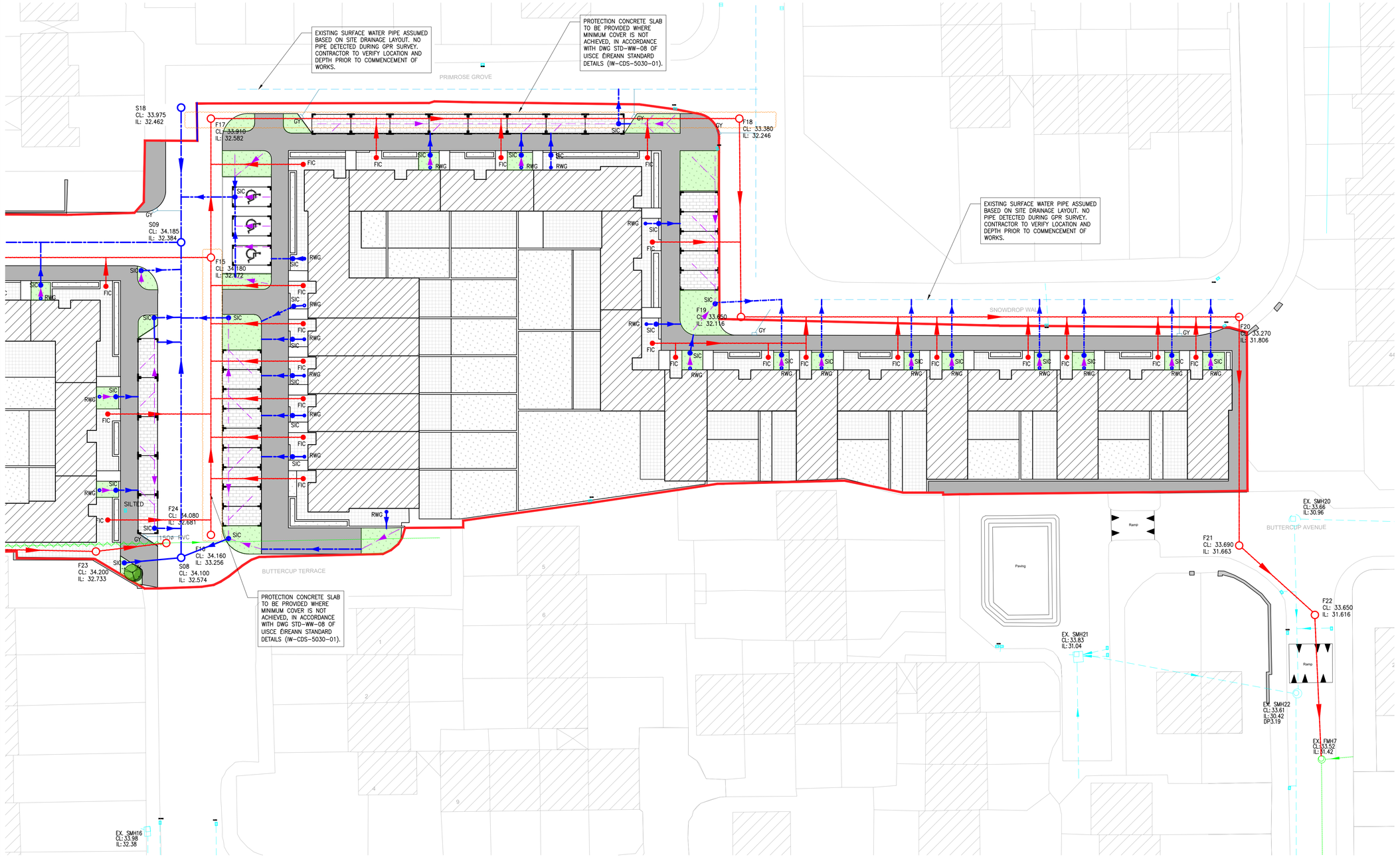
CAD DRAWN BY: L.S.

CHECKED BY: L.M.

APPROVED BY: D.H.

HAYES HIGGINS PARTNERSHIP
The Glass House, 11 Coke Lane
Smithfield, Dublin 7. Tel: 01 6612321
E-mail: admin@hayeshiggins.ie
Gas House Lane, Kilkenny. Tel: (056) 7764710
Email: info@hhp.ie

A1



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DRAWING NAME: PROPOSED DRAINAGE LAYOUT SHEET 2 OF 2

PROJECT No.: 25D046

DRAWING No.: 06–B

REVISION: P1

SCALE: 1:250

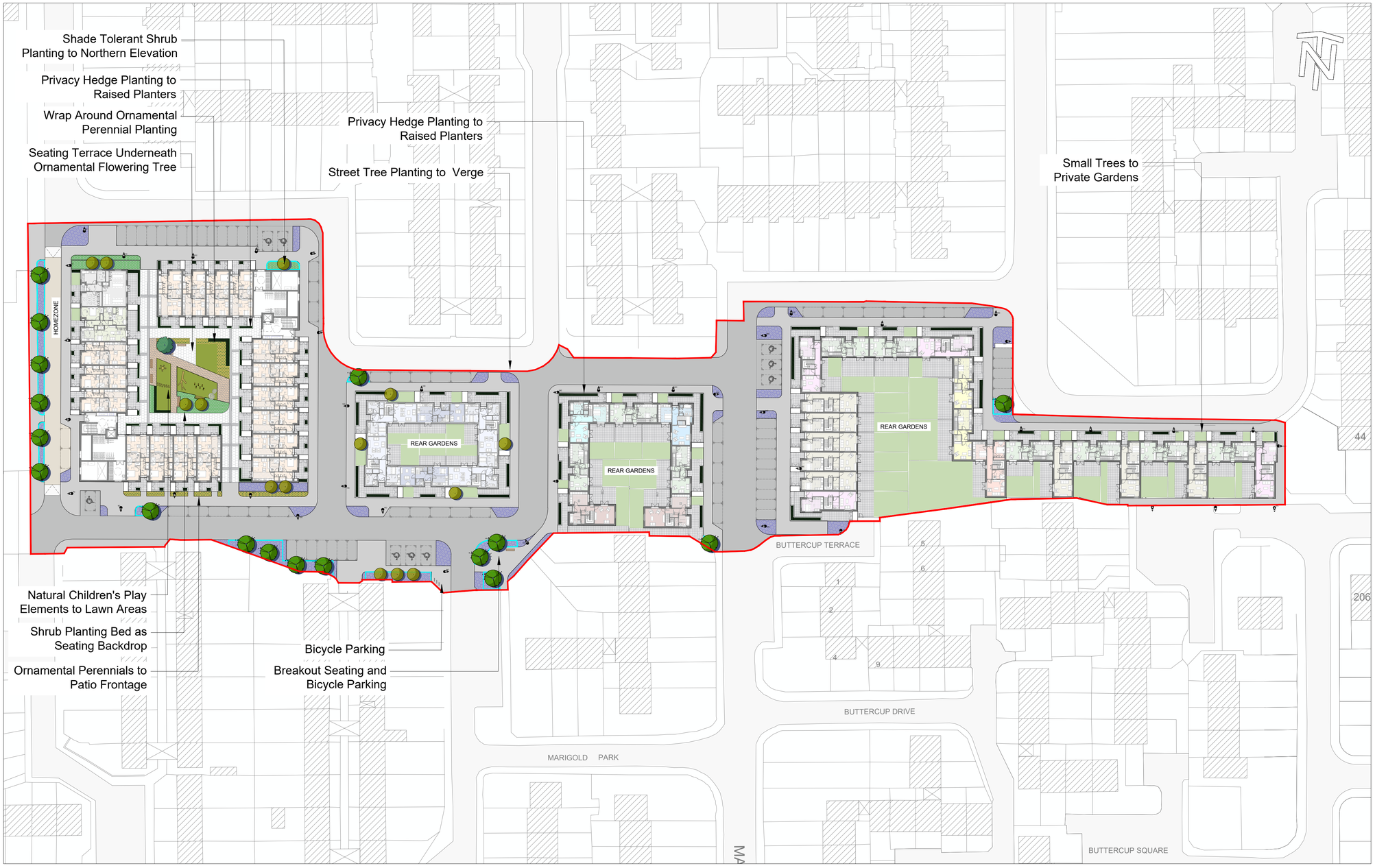
DRAWN DATE: 19.01.26

CAD DRAWN BY	CHECKED BY	APPROVED BY
L.S.	L.M.	D.H.

HAYES HIGGINS PARTNERSHIP
The Glass House, 11 Coke Lane
Smithfield, Dublin 7. Tel: 01 6612321
E-mail: admin@hayeshiggins.ie
Gas House Lane, Kilkenny. Tel: (056) 7764710
Email: info@hhp.ie

A1

C Landscape Masterplan



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS OTHERWISE STATED AND LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.
2. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/VERIFIED ON SITE.
3. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO JBA CONSULTING IMMEDIATELY.
4. THE LOCATIONS OF ANY KNOWN SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE AND FOR GUIDANCE ONLY. THE TRUE LOCATIONS OF ALL SERVICES SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
5. THE ELECTRONIC VERSION OF THIS DRAWING IS NOT TO BE USED FOR SETTING OUT.

LEGEND

Site Boundary

PROPOSED SOFT LANDSCAPE

- Proposed Native Street Trees
- Proposed Native Small Trees to Gardens
- Proposed Native Trees to Open Space
- Proposed Root Barrier at Min. 0.5m From Underground Services/ Pipes
- Proposed Formal Hedge Planting
- Proposed Planting Mix A - Ornamental Perennials
- Proposed Planting Mix B - Shade-Tolerant Shrubs
- Proposed Planting Mix C- Wetland species for Rain Water Management
- Proposed Mown Amenity Grass Planting
- Proposed Private Garden Lawns

HARD LANDSCAPE

- Proposed Brushed Concrete Footpath - to Engineer's specification
- Proposed Resin Bound Gravel Surface
- Proposed Paving A - Concrete Flagstone Paving to Courtyard
- Proposed Paving B - Charcoal Setts to Courtyard
- Proposed Paving C - Concrete Pavers to Patios
- Proposed Tarmacadam with Pigmented Chippings to Homezones and Link Road - to Engineer's specification

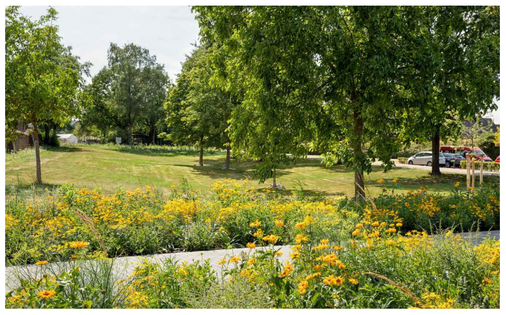
FURNITURE

- Proposed Bench Seating - Chaumont Bench RBA8 by PROLUDIC
- Proposed Natural Play - NRO806 Stilts by KOMPAN
- Proposed Natural Play - Salvaged Natural Stone Boulders
- Proposed Natural Play - Tree Climbing Frame
- Proposed Natural Play - Log Stepping Pads and Table
- Proposed Natural Play - NRO212 Kids Table by KOMPAN

LIGHTING - see SMK-ZZ-DR-ME-60021

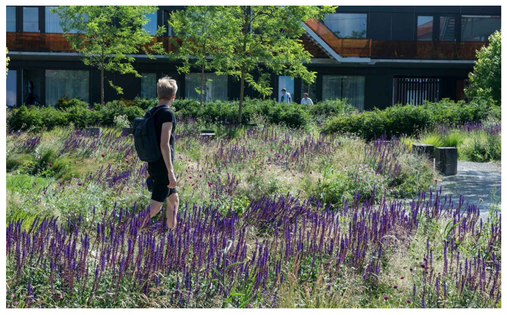
DENOTES 6 METRE COLUMN MOUNTED PUBLIC LIGHTING LUMINAIRE - 7m clearance from street trees

PRECEDENT IMAGES



PARKLAND SETTING

BREAKOUT SEATING



PERENNIAL PLANTING

Rev.	Description	Date	Author	Designer	Checker	Approver
P02	Landscape Masterplan	13/07/26	JW	JW	COF	COF
P01	Landscape Masterplan	17/04/26	JW	JW	COF	COF

Document Control

Second Floor
Lincoln House
Lincoln Lane
Arran Quay
Dublin
D07 Y75P
Ireland

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E: info@jbaconsulting.ie

www.jbaconsulting.ie
Twitter @JBAConsulting

Project Title

Darndale Housing Development

Drawing Title

Landscape Masterplan

Client

PAUL KEOGH ARCHITECTS

Parent Model
RJQ-JBAI-XX-XX-M2-0001-S3-P06-Landscape_Masterplan.dwg

Security Classification	Scale
OFFICIAL	**1:500**

Author	Designer	Checker	Approver
JW	**JW**	**COF**	**CP**

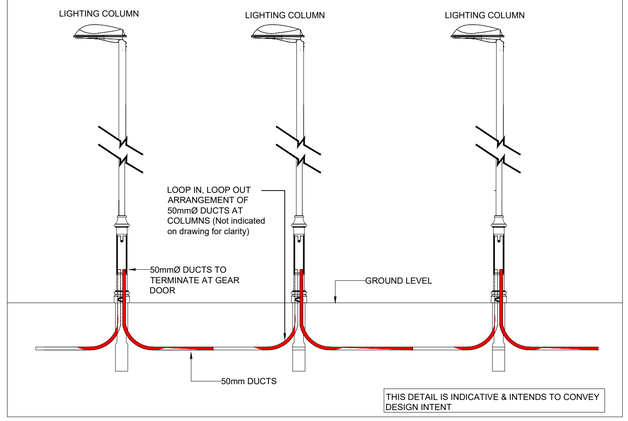
Suitability	Status	Revision
SUITABLE FOR STAGE APPROVAL	**S4**	**P02**

Information Container — A1 Sheet Size
RJQ-JBAI-XX-XX-DR-L-0001

D Site Lighting Arrangement

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING WORKING DRAWINGS

TYPICAL LIGHTING COLUMNS DUCTING DETAIL



PUBLIC LIGHTING NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS & CONTRACT DOCUMENTS
2. THE CONTRACTOR SHALL ENSURE THAT THE INSTALLATION COMPLIES WITH LOCAL AUTHORITY CODES AND ALL OTHER RELEVANT STANDARDS.
2. THE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH ETCI REGULATIONS, ESB NETWORKS NATIONAL CODE OF PRACTICE & LOCAL AUTHORITY REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL UNDERGROUND SERVICES.
4. THE CONTRACTOR IS TO ALLOW FOR THE SUPPLY AND INSTALLATION OF ACCESS CHAMBERS ON DUCTING AS REQUIRED AT CHANGES IN DIRECTION & ON DUCT RUNS IN EXCESS OF 35m
5. WIDE RADIUS & GENTLY SWEEPING BENDS TO BE USED ON DUCTING SET IN CONCRETE
6. ALL DUCTING TO BE LOCATED IN FOOTPATHS & SOFT LANDSCAPING
7. NOT MORE THAN SIX COLUMNS MAY BE SUPPLIED FROM ANY ONE CIRCUIT AND NOT MORE THAN FOUR CIRCUITS MAY BE TAKEN FROM ANY ONE PUBLIC LIGHTING MICRO PILLAR
8. SITE LIGHTING SHALL BE WIRED IN 3C 10mm sq. XLPE/SWA/LSF IN DUCTING.
9. A MINIMUM COVER OF 600mm TO THE DUCTING SHOULD BE PROVIDED IN GRASS MARGINS. A MINIMUM COVER OF 750mm TO THE DUCTING SHOULD BE PROVIDED AT ROAD CROSSINGS
10. CABLE JOINTS ARE NOT PERMITTED. CABLES SHOULD BE LOOPED FROM COLUMN TO COLUMN ON EACH CIRCUIT
11. STREET LIGHTING COLUMNS SHALL BE 6m & 8m OCTAGONAL GALVANISED COLUMNS SUPPLIED BY PILTOWN ENGINEERING, LAMPOST CONSTRUCTION OR EQUAL & APPROVED. COLUMNS & COLUMN INSTALLATION TO COMPLY WITH DEPARTMENT OF THE ENVIRONMENT & LOCAL AUTHORITY REQUIREMENTS
12. EACH SITE-LIGHTING COLUMN SHALL BE C/W A FUSED CUT OUT & LOOPING CABLE CONNECTION
13. LIGHTING COLUMNS TO BE POSITIONED TO COINCIDE WITH PROPERTY PARTY LINES TO AVOID OBSTRUCTING ENTRANCES.
14. THE CONTRACTOR SHALL NOTE THAT ALL PUBLIC LIGHTING DUCTING TO BE RED HIGH DENSITY POLYETHYLENE (HDPE) 50/100mm DUCTS STAMPED 'STREET LIGHTING' OR PUBLIC LIGHTING' AND BE IN ACCORDANCE WITH MCC PUBLIC LIGHTING GENERAL SPECIFICATION. ALL COLUMNS AND DUCTING SHALL BE INSTALLED AT THE FRONT OF THE PATHS.
15. PUBLIC LIGHTING CONNECTION SHALL BE BY UNDERGROUND CABLE FROM THE NEAREST ESB NETWORKS MINIPILLAR TO THE PUBLIC LIGHTING SYSTEM MICRO-PILLAR.
16. THE CONTRACTOR SHALL SUPPLY AND INSTALL AN ESB NETWORKS APPROVED MDPE 50mm OD RED CONTINUOUS SERVICE DUCT AT A DEPTH OF 600mm FROM ESB NETWORKS'MINIPILLAR VAULT, TO THE PUBLIC LIGHTING SYSTEM MICRO-PILLAR.
17. THE CONTRACTOR SHALL INSTALL ESB NETWORKS APPROVED YELLOW WARNING TAPE 300mm BELOW FINISHED GROUND LEVEL ALONG THE FULL LENGTH OF AND OVER THE DUCT.
18. THE CONTRACTOR SHALL SUPPLY AND INSTALL A STRONG CONTINUOUS 10mm POLYPROPYLENE DRAW ROPE SECURED AT BOTH ENDS IN THE DUCT.
19. THE CONTRACTOR SHALL PROVIDE A COMPLETION CERTIFICATE FOR THE PUBLIC LIGHTING SYSTEM
20. THERE SHOULD BE A SEPARATION OF AT LEAST 2 METERS BETWEEN ESB NETWORKS'MINIPILLAR AND THE PUBLIC LIGHTING SYSTEM MICROPILLAR, PUBLIC LIGHTING COLUMN OR ANY OTHER PRIVATE MICRO PILLAR.

ELECTRICAL LEGEND	
EXIST S-UG	EXISTING UNDERGROUND STREET/SITE LIGHTING CABLE ROUTE (SUBJECT TO IDENTIFICATION ON SITE)
EXIST S-OT	EXISTING OVERHEAD STREET/SITE LIGHTING CABLE ROUTE (SUBJECT TO IDENTIFICATION ON SITE)
ESB LV	DENOTES 50mm DIA RED ESBN DUCT WITH 10mm NYLON ROPE DRAW WIRE SHALL BE INSTALLED FROM ESBN MINI PILLAR TO PL MICRO PILLAR
PL TO	PROPOSED PUBLIC LIGHTING DUCTING ROUTE. DUCTS SHALL BE uPVC COMPLYING WITH BS3506 CLASS B OR HIGH DENSITY POLYTHENE PIPE TO I.S.135 CLASS B. MINIMUM SIZE 100mm WITH 100mm SPARE DUCTS DEPLOYED AT ROAD CROSSINGS. DUCTING TO BE STAMPED 'PUBLIC LIGHTING' OR 'STREET LIGHTING' AT 1m INTERVALS.
	PROPOSED (800x800) CONCRETE DRAW PIT / INSPECTION CHAMBER.
	EXISTING ESBN MINI-PILLARS
VC2	PROPOSED ESBN MINI-PILLARS WITH VC2 VAULT INSTALLED DIRECTLY IN FRONT
	PROPOSED ESBN MICRO-PILLARS FOR UNMETERED SUPPLIES PUBLIC LIGHTING
	DENOTES 6 METRE COLUMN MOUNTED PUBLIC LIGHTING LUMINAIRE
	DENOTES COLUMN 6 METRE MOUNTED PUBLIC LIGHTING AMENITY LUMINAIRE,
	DENOTES EXISTING STREET LIGHTING LUMINAIRE & 6m COLUMN.

Luminaire Data

Luminaire B YDA MIDI 5121 Flat glass
8 XP-G3@400mA NW 740 230V 437312
Lamp 8 XP-G3@400mA NW 740 230V MF 0.81

Luminaire C AXIA 21 5167 Integrated lenses
24 DSLON SQUARE GIANT@350mA
NW 740 230V 00-36-646 MF 0.81

Key
- Luminaire B Column
- Luminaire C Column
- Beam Aiming Target
- Photometric Centre

REV	DESCRIPTION	DRN	CKD	DATE
P04	ISSUED FOR PLANNING	EK	GF	14.07.2026
P03	ISSUED FOR PLANNING	EK	GF	17.04.2026
P02	ISSUED FOR PLANNING	EK	GF	18.03.2026
P01	ISSUED FOR PLANNING	EK	GF	16.12.2025

ISSUE: PLANNING STAGE

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PROJECT TITLE
HOUSING DEVELOPMENT, DARNDALE, CO. DUBLIN

DRAWING TITLE
SITE SERVICES - PROPOSED LIGHTING ARRANGEMENT

DRAWING REFERENCE	DRN	SCALE
3223-SMK-XX-ZZ-DR-E-60021 (Project - Originator - Volume - Level - Type - Role - Number)	AS	A1 1:500

E NBDC Records

E.1 Protected species recorded within 2km of the site within the last 10 years

Species	Date	Designation
Amphibians		
Common Frog *Rana temporaria*	12/05/2018	EU Habitats Directive >> Annex V Protected Species: Wildlife Acts
Birds		
Black-headed Gull *Chroicocephalus ridibundus*	06/09/2021	Protected Species: Wildlife Acts Birds of Conservation Concern - Amber List
Light-bellied Brent Goose *Branta bernicla hrota*	09/03/2020	Protected Species: Wildlife Birds of Conservation Concern - Amber List
Cormorant *Phalacrocorax carbo*	05/04/2016	Protected Species: Wildlife Acts Birds of Conservation Concern - Amber List
Goldcrest *Regulus regulus*	08/05/2018	Protected Species: Wildlife Acts Birds of Conservation Concern - Amber List
Great Black-backed Gull *Larus marinus*	05/06/2022	Protected Species: Wildlife Acts
Grey Wagtail *Motacilla cinerea*	10/07/2021	Protected Species: Wildlife Acts Birds of Conservation Concern - Red List
Herring Gull *Larus argentatus*	06/09/2021	Birds of Conservation Concern - Amber List
House Sparrow *Passer domesticus*	18/05/2025	Birds of Conservation Concern - Amber List
Lapwing *Vanellus vanellus*	13/06/2019	Protected Species: Wildlife Acts EU Birds Directive >> Annex II Birds of Conservation Concern - Red List
Lesser Black-backed Gull *Larus fuscus*	19/03/2021	Birds of Conservation Concern - Amber List
Little Egret *Egretta garzetta*	24/03/2021	Protected Species: Wildlife Acts EU Birds Directive >> Annex I Bird Species
Oystercatcher *Haematopus ostralegus*	17/02/2017	Protected Species: Wildlife Acts Birds of Conservation Concern - Red List
Peregrine *Falco peregrinus*	04/05/2024	Protected Species: Wildlife Acts EU Birds Directive >> Annex I Bird Species
Starling *Sturnus vulgaris*	18/05/2025	Birds of Conservation Concern - Amber List
Swift *Apus apus*	30/06/2025	Protected Species: Wildlife Acts Birds of Conservation Concern - Red List
Yellowhammer *Emberiza citrinella*	08/08/2017	Protected Species: Wildlife Acts Birds of Conservation Concern - Red List
Terrestrial Invertebrates		
Red-tailed Bumblebee *Bombus lapidarius*	15/06/2020	Threatened Species: Near threatened
Mammals		
Hedgehog *Erinaceus europaeus*	16/07/2021	Protected Species: Wildlife Acts
Common Pipistrelle *Pipistrellus pipistrellus sensu lato*	06/03/2017	EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts

E.2 Invasive species recorded within 2km of site within the last 10 years

Species	Date	Designation
Birds		
Ring-necked Parakeet *Psittacula krameri*	20/10/2024	High Risk Invasive Species
Flora		
Butterfly-bush *Buddleja davidii*	08/05/2017	Medium Risk Invasive Species
Cherry Laurel *Prunus laurocerasus*	30/05/2016	High Risk Invasive Species
Giant Hogweed *Heracleum mantegazzianum*	28/05/2019	EU Invasive Alien Species Regulation No. 1143/2014 Regulation S.I. 477/2011 / 374/2024 (Ireland) High Risk Invasive Species
Japanese Knotweed *Reynoutria japonica*	26/08/2016	EU Invasive Alien Species Regulation No. 1143/2014 Regulation S.I. 477/2011 / 374/2024 (Ireland) High Risk Invasive Species
Sycamore *Acer pseudoplatanus*	26/08/2016	Medium Risk Invasive Species
Terrestrial Invertebrates		
Harlequin Ladybird *Harmonia axyridis*	26/06/2023	Regulation S.I. 477/2011/374/2024 (Ireland) || Invasive Species High Risk Invasive Species
Mollusc		
Jenkins' Spire Snail *Potamopyrgus antipodarum*	24/08/2016	Medium Risk Invasive Species
Terrestrial Mammal		
Grey Squirrel *Sciurus carolinensis*	30/07/2022	EU Invasive Alien Species Regulation No. 1143/2014 Regulation S.I. 477/2011 / 374/2024 (Ireland) High Risk Invasive Species

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