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Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017.

Screening for Appropriate Assessment Stage 1 for a Proposed 272 Unit Residential Development at Boycetown, Kilcock, Co. Kildare.

Niamh Ní Bhroin BSc, PhD

31st August 2022.

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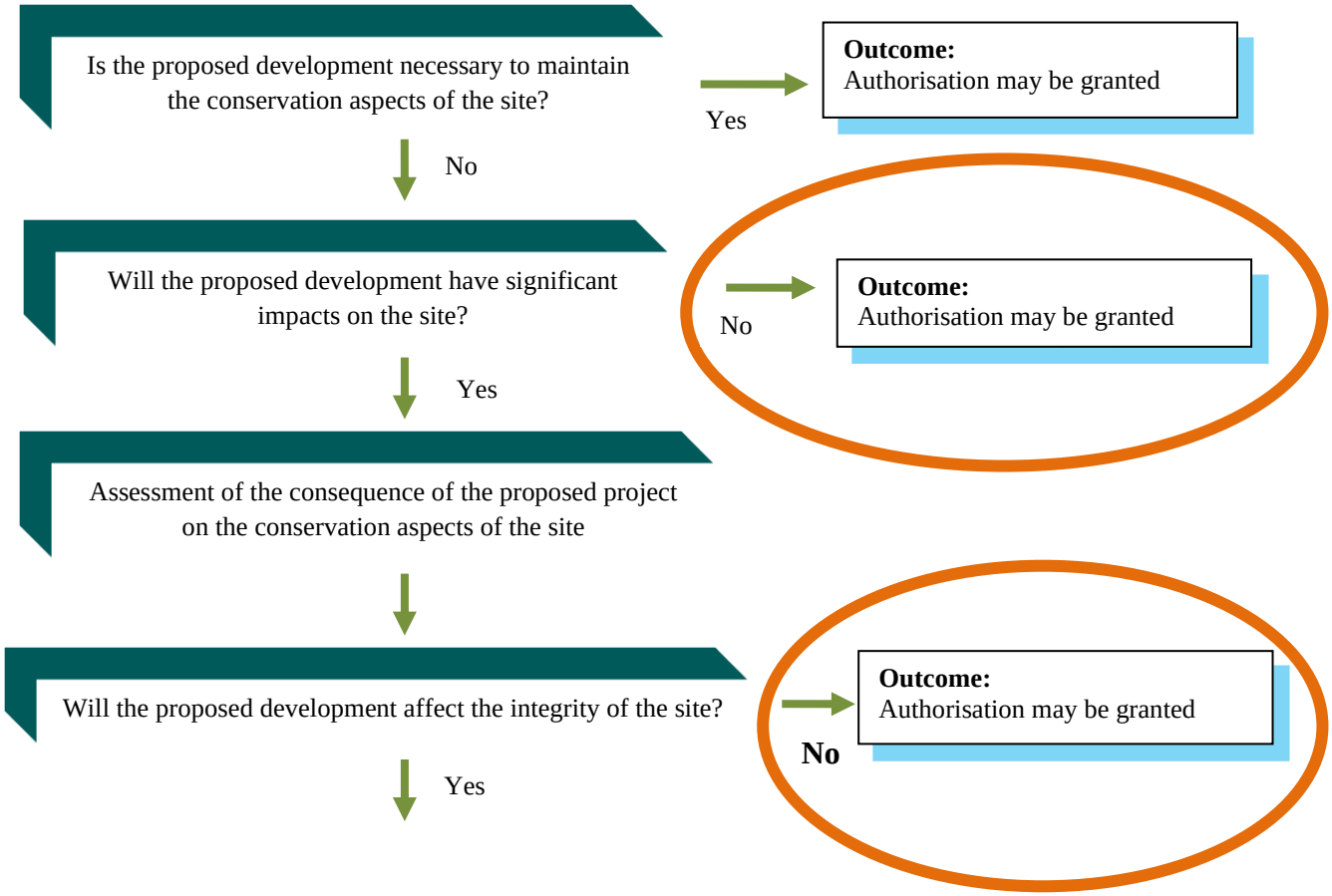
Dúlra is Dúchas Teoranta, 2022

Introduction

In accordance with Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) document a 15km zone is drawn around the proposed development site. Within the 15km all Natura 2000 conservation sites are identified along with protected flora and fauna. The diagram below gives an overview of the screening process.

Overview of Stage 1 Screening for Appropriate Assessment



<u>Proceed to STAGE 2</u> and undertake an Appropriate Assessment where the proposed development is deemed to have a negative impact on a Natura 2000 conservation site (Annex I Habitats Directive), protected plants or animals (Annex II Habitats Directive) or protected Birds (Annex I Birds Directive).

Fig. 1 Based on Assessment of Plans and Projects Significantly Affecting Natura 2000 sites (2001).

Brief description of the project or plan
Planning permission is being sought for a strategic housing development south and east of the R148 and abutting the M4 (Dublin to Sligo Motorway), Junction 8 roundabout, Boycetown, Kilcock, Co. Kildare. The site covers an area of 9.75 hectares. The planning application is being lodged to An Bord Pleanála.

The Notice of Strategic Housing Development reads as follows:
I, Teresa Monaghan, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site: Site to south of the R148 and east of the R158 abutting the M4 Junction 8 roundabout, Boycetown, Kilcock, Co. Kildare (9.75 hectares).
The proposed development (30,839 sq.m GFA) will consist of the demolition of a detached, vacant cottage (gfa 69sq.m) and the construction of 272 residential units (149 no. houses, 65 apartments and 58 duplexes), childcare facility and foul pumping station along with associated ancillary works and site works.
The 149 no. dwellings consist of:

- 40 no. 4 bed 2 storey houses (House Type A1, A2, A3, A4, A5)
- 8 no. 4 bed 3 storey houses (House Type E1, E2)
- 90 no. 3 bed 2 storey houses (House Type B1, B2, B3, C1, C2)
- 11 no. 2 bed 2 storey houses (House Type D1)

The proposed apartments and duplexes are provided in 7 no. blocks (Blocks A, B, C, D, E, F, G) ranging in height from 3 to 4 storeys, with the exception of 1no. Duplex Block (Type N1), which is a 3 storey, end of terrace unit. Block A and Block B contain Rooftop terraces at 4th floor level.

The Duplex Blocks (Type J1, Type, J2, Type J3, Type J4, Type K1, Type L1, Type M1, Type N1) are all 3-storey and contain 58 units divided as follows:

- 6no. 1 bed ground floor apartment units (Units L1-A)
- 23no. 2 bed ground floor apartment units (Units J1-A, J2-A, J3-A, J4-A, K1-A, M1-A, N1-A)
- 1no. 2 bed duplex unit (two-storey unit) (Units K1-B)
- 25no. 3 bed duplex units (two-storey units) (Units J1-B, J2-B, J3-B, J4-B, L1-B)
- 3no. 4 bed duplex units (two-storey units) (Units M1-B, N1-B)

The 65 apartments are located within Blocks A, B, C and D divided as follows:

- 17no. 1 bed units (Type F1, Type F2, Type F3, Type F4, Type F5, Type F6)
- 37no. 2 bed units (Type G1, Type G2, Type G3, Type G4, Type G5-A, Type G5-B, Type G6, Type G7, Type G8)
- 11no. 3 bed units (Type H1, Type H2)

Block D also contains a childcare facility (gfa.526.2 sqm) and includes a dedicated outdoor play area (c.210 sq.m).
Ancillary works including 1 no. vehicular entrances off the R148 to the north and 1 no. vehicular entrance off the R158 to the west, a spine road which will link with the permitted

spine road on the adjoining lands to the south-east under PL09.306826, internal roads, footpaths, cycle lanes, car parking (465 no. spaces), cycle storage/parking (426 no. spaces), 2 no. bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary treatments, public lighting, 3 no. substations (14sq.m each) and controlled pedestrian crossing on the R148.

All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25sqm and 3m in height; 472m of 125mm OD rising main and 250m of gravity sewer along the R148; an underground emergency storage tank, capacity 230 m3 approx.; above ground lifting gantry; valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 m3); Landscaping, fencing and access off the R148. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities; new power supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also includes all associated site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by Kildare County Council to facilitate access and drainage infrastructure.

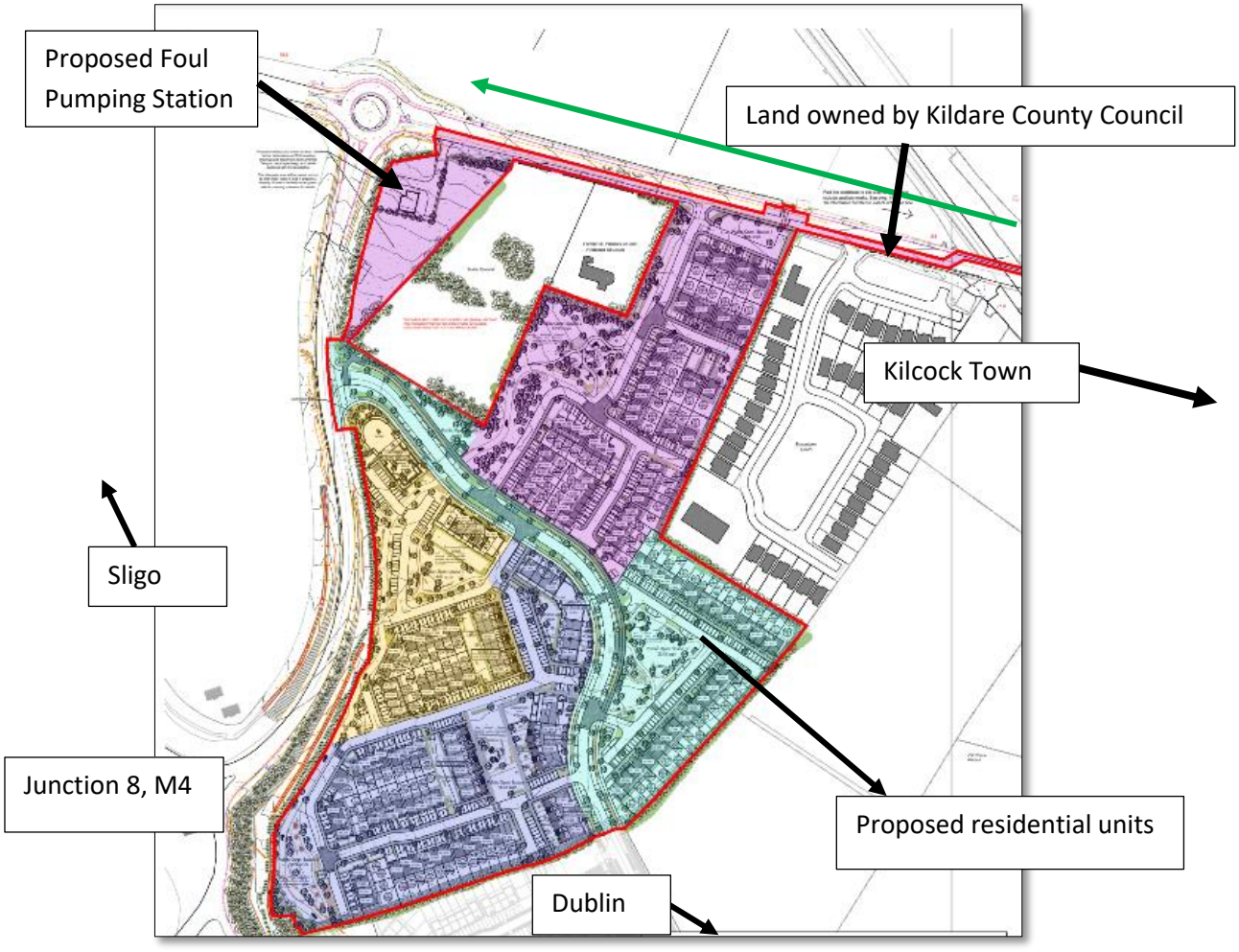


Fig. 2 Proposed development at Boycetown (source Paul Byrne Architects)

The proposed development will be constructed on a phased basis. Phase 1 will be completed first with the remaining phases in numerical order. Phase 1 will also include the construction of the foul pump station and all ancillary works. Construction of the distributor road will be undertaken in phase 2.

Development	**Development details**	**Units**
Phase 1 Houses 1-56 Pumping station and all ancillary works	• 30 no 4 bedroom houses • 26 no 3 bedroom houses	56 units
Phase 2 Houses 57-95 and Distributor Road	• 27 no 3 bedroom houses • 11 no 2 bedroom houses • 1 no 4 bedroom house	39 Units
Phase 3 Blocks C, D, E and F Duplex Block N1 Houses 98-133 (including childcare facility in block D)	• 3 no 4 bedroom duplexes (2 storey) • 19 no 3 bedroom duplexes (2 storey) • 1 no 2 bedroom duplex (2 storey) • 6 no. 3 bedroom apartments • 21 no 2 bedroom apartments • 6 no 1 bedroom apartments • 16 no 4 bedroom houses • 20 no 3 bedroom houses	92 units
Phase 4 Blocks A, B and G Houses 134-151	• 1 no 4 bedroom house • 17no. 3 bedroom house • 6 no 2 bedroom apartments • 6 no 3 bedroom duplexes (2 storey) • 4 no 3 bedroom apartments • 34 no 2 bedroom apartments • 17 no 1 bedroom apartment	85 units
Total	**On completion phases 1-4**	**272 units**

Table 1 Details of the individual construction phases (source Paul Byrne Architects).

Construction will commence on the northern boundary along with installation of wastewater infrastructure. The distributor road constructed with phase 2 will open up the southern section of the site.

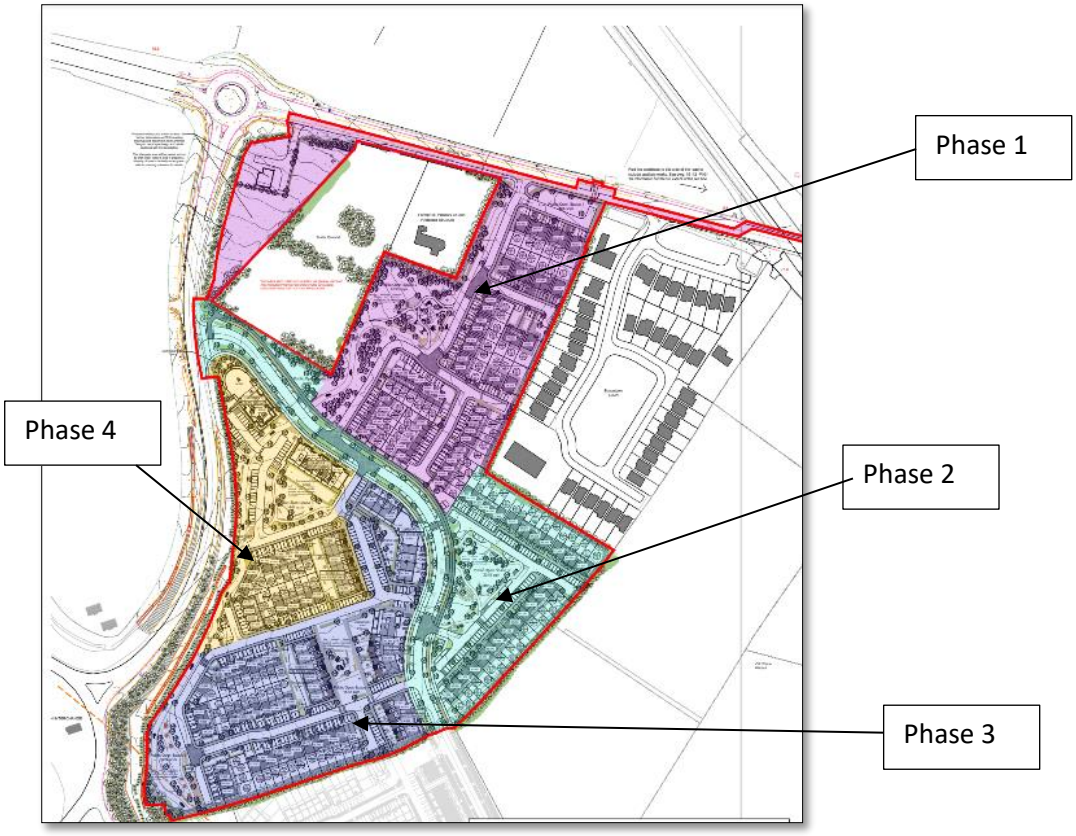


Fig. 3 A visual overview of the phases (source Paul Byrne Architects).

Brief description of the Natura 2000 site

In accordance with Guidance on Appropriate Assessment for Planning Authorities (2009) a 15km zone was applied around the proposed development area.

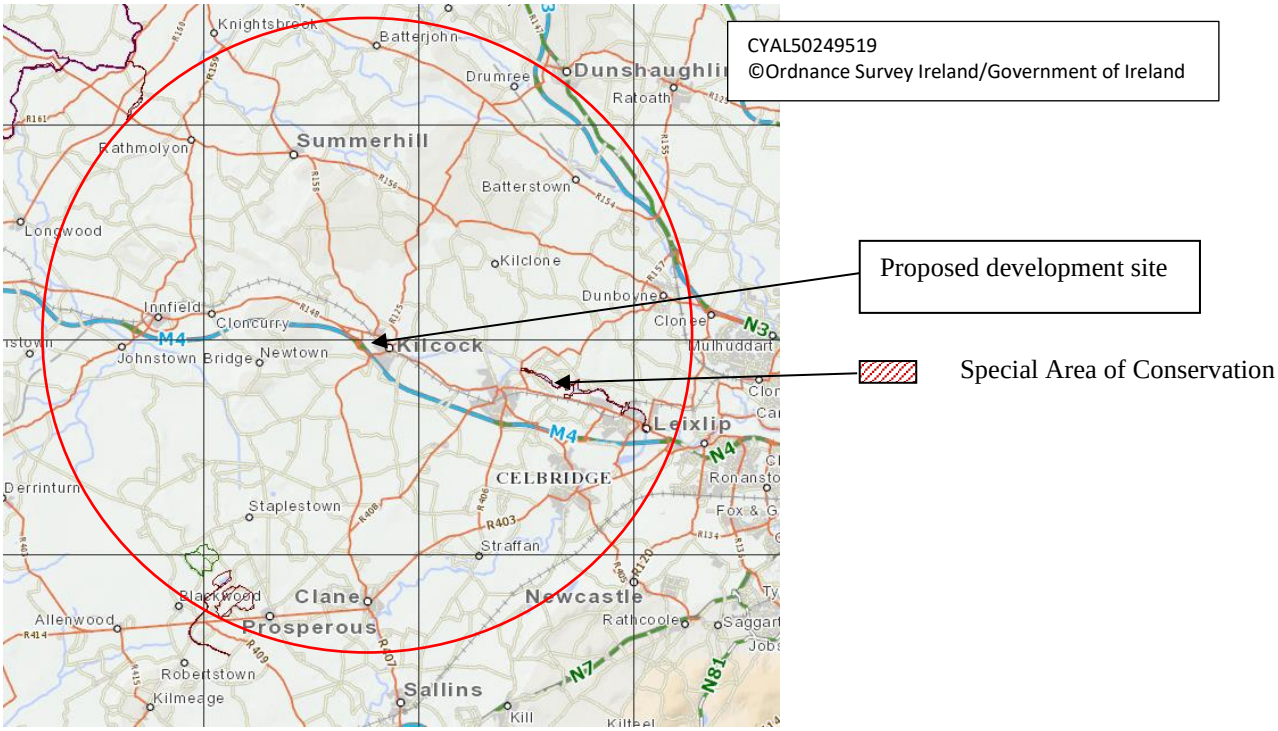


Fig. 4 Zone of 15km around the proposed development site, sourced from NPWS website

Four Natura 2000 sites were identified within the 15km zone namely Ballynafagh Bog SAC site code 000391, Ballynafagh Lake SAC site code 001387, River Boyne and River Blackwater SAC 002299 and Rye Water Valley / Carton SAC site code 001398 (NPWS website).

At approximately 12km – 15km from the proposed development Ballynafagh Bog and Ballynfagh Lake will not be considered as part of the screening process. Ballynafagh Lake was originally developed as a man-made reservoir to supply water to the Grand Canal and with time the lake has developed a diversity of habitats. The lake is situated 2km north of Prosperous approximately 10km south of the proposed development site (NPWS, 2013).

Bogs form in hollows or depressions in the landscape and fill to form lakes. Aquatic vegetation colonises the edge of the lake. Over time the partially decayed vegetation that once colonised the lake edge leads to the infilling of the aquatic habitat and the formation of peat layers. Ballynafagh Bog has no hydrological link with the proposed development (NPWS, 2013).

The river Boyne and River Blackwater SAC has also been excluded from the screening report as the proposed development site lies within the River Rye Water catchment.

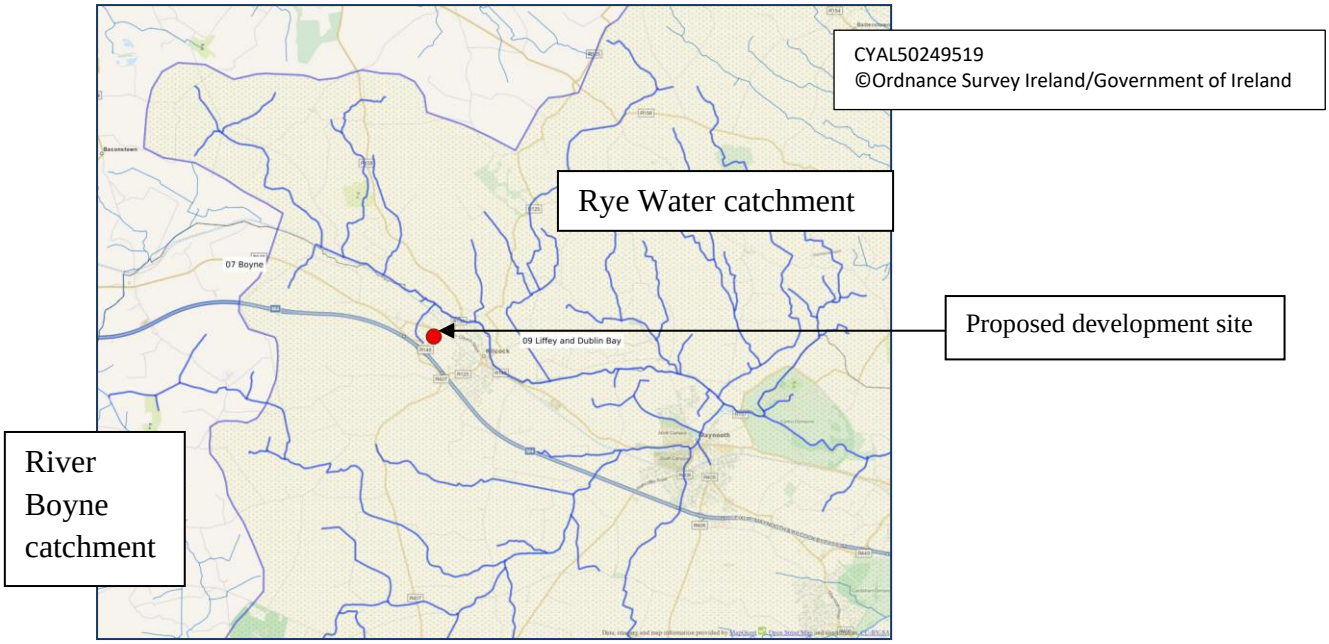


Fig. 5 River catchment areas (source Water Framework Directive)

The Rye Water Valley / Carton SAC site code 001398 is the only relevant Natura 2000 designated site within the 15km surrounding the proposed development site. Designated in 1997 the site is situated at -6.536255657 longitude and 53.37993152 latitude and covers an area of 72.29ha extending from Maynooth Town (Carton Demesne), Co. Kildare to Leixlip Town, Co. Kildare (Natura 2000 factsheet). The conservation aspects of the designated site includes the priority habitat Petrifying springs with tufa formation listed in Annex I of the Habitats Directive and two species listed in Annex II of the Habitats Directive namely Narrow-mouthed Whorl Snail (*Vertigo angustior*) and Desmoulin's Whorl Snail (*Vertigo moulinsiana*).

Conservation aspect of the Rye Water Valley / Carton SAC

The generic conservation objective for the site is:

> *To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.*

Favourable conservation status of a habitat is achieved when:

- *its natural range, and area it covers within that range, are stable or increasing, and*
- *the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and*
- *the conservation status of its typical species is favourable.*

Favourable conservation status of a species is achieved when:

- *population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and*

• the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
• there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis (NPWS, 2021).

Annex I Habitat - Petrifying springs with tufa formation
Petrifying springs with tufa formation are a hydrological feature characterised as a source of lime-rich groundwater that forms calcium carbonate deposits (or tufa) on contact with the interface between the soil surface and the air. This habitat type is usually small (notably small or linear formations) occurring in a variety of landscapes. Bryophyte communities are the dominant vegetation (EUNIS website, Fossitt, 2000).

Annex II species - Vertigo snails.
A total of eight species of Vertigo snails exist in Ireland. Of the eight, six species are thought to be under threat with three species listed in Annex II of the Habitats Directive namely *Vertigo geyeri*, *Vertigo angustior* and *Vertigo moulinsiana.* Young snails can usually be found all year round however the optimum time for reproduction is predominantly during humid conditions. Vertigo snails are thought to occupy habitats with little fluctuation in water supply or ion content (Moorkens & Killeen, 2011).
Vertigo angustior (Narrow-mouthed Whorl Snail) and Vertigo moulinsiana (Demoulin's Whorl Snail) are listed as the Qualifying Interest of the Rye Water / Carton Valley SAC.

Assessment criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site

The Rye Water Valley /Carton SAC site code 001398 is the designation of the River Rye Water commencing at the western boundary of Carton House demesne and flowing eastwards until it enters the River Liffey at Lucan. The Rye Water River is an important watercourse supporting a diversity of habitats and flora and fauna.

Elements of the proposed development that may impact on the aquatic environment of the River Rye Water include:

1. **Discharge of untreated wastewater to surface or groundwater.**

The proposed development will not discharge untreated wastewater to ground or surface water. Following consultation with Irish Water it has been proposed that a foul pump house will be constructed to the northwest of the development site. As part of Phase 1 of

construction works an upgrade the existing infrastructure will be undertaken along the R148 to accommodate the wastewater that will be generated by the proposed development.

2. Absence of storm water management measures

The proposed development will consist of surface water management and storm water management measures in accordance with SuDS. The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site.

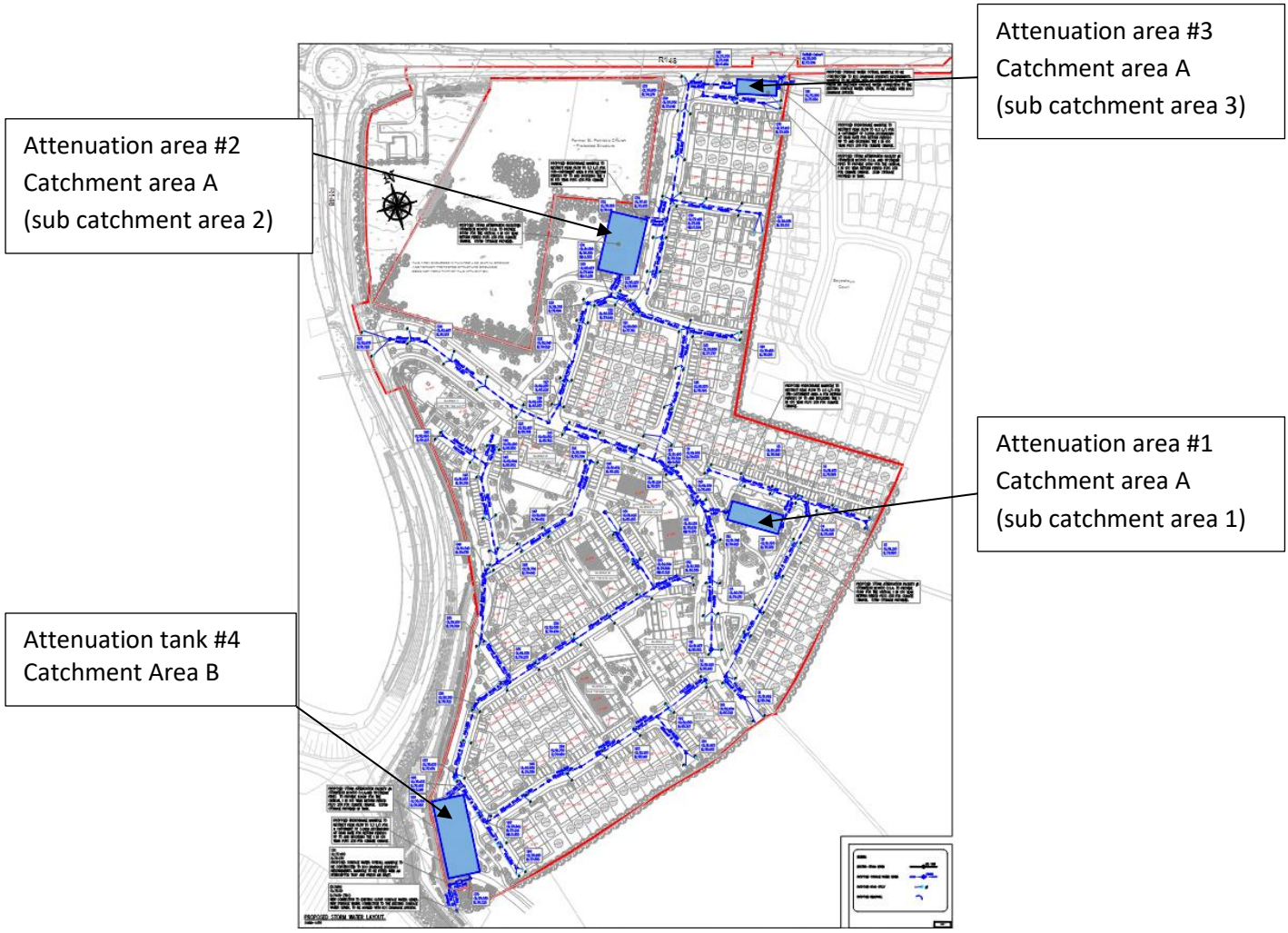


Fig. 6 Proposed storm water management (source CS Consulting Group)

Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site.

3. **Absence of surface water management measures**

Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales. Surface water collected will discharge to ground.

4. **Discharge of inadequately treated surface water in an uncontrolled manner to surface water.**

Within catchment area A storm water will discharge north of the proposed development site. Attenuated water will pass through an interceptor to remove hydrocarbons and a hydrobrake will control the flow of discharging storm water.
In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water will pass through an interceptor to remove hydrocarbons and a hydrobrake will control the flow of discharging storm water.

No untreated or uncontrolled attenuated water will be discharged to the public surface water network.

5. **Water abstraction to supply potable water to the proposed development from watercourses entering the Rye Water river system.**

It is proposed that potable water will be sourced from mains water supply on the Dublin to Kinnegad Regional Road, R-148. There will be no abstraction from surface water or groundwater sources.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of: size and scale; land-take; distance from the Natura 2000 site or key features of the site; resource requirements (water abstraction etc.); emissions (disposal to land, water or air); excavation requirements; transportation requirements; duration of construction, operation, decommissioning, etc.; other.

Direct impact can be classified as those that have an immediate impact on the receiving environment, indirect or secondary impact is not an immediate cause but an action together with another action that results in an impact and in-combination or cumulative impact caused by many actions together bringing about an impact.

Direct impact: None.
Although the proposed development site is located within the River Rye Water catchment the proposed development is not within or adjoining or is not immediately connected to the Rye Water Valley /Carton SAC. There will be no discharge of untreated wastewater or surface water to surface or ground water and no abstraction from local ground or surface water for potable water.
Surface water management will incorporate swales and permeable paving and tree pits to store and discharge rainwater to ground along with the installation of water butts to collect rainwater.

Indirect impact: None.
The proposed development will not discharge untreated wastewater to surface or ground water. As part of the proposed development a foul pump station will be constructed to the north west of the site with upgrades to the wastewater infrastructure along the R-148 proposed to facilitate treatment of wastewater generated.
Surface water management will incorporate tree pits, swales and permeable paving to store and discharge rainwater to ground along with the installation of water butts to collect rainwater.
Four attenuated areas will manage storm water post construction. Within catchment area A storm water will discharge north of the proposed development site from attenuation area 3. Three attenuation tanks will store storm water within the catchment and discharge in a controlled manner. In catchment B attenuated storm water will discharge south of the proposed development site, from attenuation tank #4. Attenuated water from attenuation area #3 and #4 will pass through an interceptor prior to discharge. A hydrobrake will control the rate of discharge.

Cumulative impact: None
In the Kilcock Local Area Plan (LAP) 2015- 2021 the zoning at Boycetown has been categorised as New Residential" with a minor element zoned "Open space and Amenity (lands to the northwest of the proposed development site). The screening for appropriate

assessment conducted as part of the Kilcock Local Area Plan process concluded that future development in Kilcock will not have a significant impact on Ballynafagh Bog SAC site code 000391, Ballynafagh Lake SAC site code 001387 and Rye Water Valley / Carton SAC site code 001398.

The Natura 2000 standard data form completed as part of the designation process identifies activities that impact both positively and negatively on the Rye Water Valley / Carton SAC.

Impact	**Activity**	**Status**	**Site**
Negative	Grazing	Low	outside and inside
Negative	Modifying structures of inland watercourses	Medium	inside
Negative	Fertilisation	Low	outside and inside
Negative	Continuous urbanisation	Medium	outside
Negative	Dispersed habitation	Low	outside
Negative	Sylviculture, forestry	Medium	inside
Negative	Roads, motorways	Low	outside
Negative	Removal of hedges and copses or scrub	Low	inside
Positive	Continuous urbanisation	Medium	outside
Positive	Grazing	Low	outside and inside
Positive	Dispersed habitation	Low	outside
Positive	Roads, motorways	Low	outside
Positive	Fertilisation	Low	outside

Table 2 Threats to the SAC as detailed in the Natura 2000 form

The potential impacts associated with the Natura designation of the Rye Water Valley / Carton SAC include urbanisation as both a positive and a negative impact. The purpose of the Kilcock LAP 2015 – 2021 is to promote proper planning and sustainable development. It has given due consideration to the development on the lands at Boycetown.

In the grant of Permission by An Bord Pleanála file reference 306826 Townland of Commons West, Boycetown and Kilcock (adjacent to the existing Brayton Park Estate), Kilcock, Co. Kildare, the Board concluded the following:

> *In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not therefore, required.*

In the case of planning application 20/1143 the applicant Mustgrave Limited the Natura Impact Statement accompanying the application stated the following:

It has been concluded by Scott Cawley Ltd, following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts from the proposed development, that the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either along or in combination with other plans or projects, and there is no reasaonable scientific doubt in relation to this conclusion.

Describe any likely changes to the site arising as a result of:
reduction of habitat area, disturbance to key species, habitat or species fragmentation, reduction in species density, changes in key indicators of conservation value (water quality etc.), climate change.

The following is a review of the conservation aspects of the Rye Water Valley / Carton SAC and assesses the impact of the proposed development on the conservation aspects.

Habitat Petrifying springs with tufa formation
Identified threats Change to the hydrological regime such as land drainage, land reclamation, water abstraction, excessive trampling as the site, eutrophication and groundwater pollution (Heery, 2007).
Impact of proposed development None. The proposed development, as identified above, will not have an impact on the Rye Water Valley / Carton SAC. The proposed development will not have an impact on the hydro-geological regime forming these features.
The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site. Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water from tank #3 and #4 will pass through an interceptor prior to discharge. A hydrobrake will control the rate of discharge.
Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.

Species *Vertigo angustior*
Identified threats Changes in habitat hydrology where sites become too wet, changes in vegetation structure, density and diversity, excessive grazing and undergrazing, changes in land management, use of fertilisation and the growth of weed vegetation due to habitat enrichment (Moorkens & Killeen, 2011), development of paths and tracks, habitat fragmentation (Water Framework Directive).
Impact of proposed development None. The proposed development, as identified above, will not have an impact on the Rye Water Valley / Carton SAC. The proposed development will not have an impact on the hydro-geological regime supporting this species.
The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site. Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water from tank #3

and #4 will pass through an interceptor and prior to discharge. A hydrobrake will control the rate of discharge.
Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.

Species *Vertigo moulinsiana*
Identified threats Changes in hydrology, water abstraction, drainage of wetlands, loss of periodic flushes, changes in land use, cutting, removal and regular mowing of riparian margins, excessive gazing, burning, encroachment of scrub and invasive plant species, the use of herbicides and pesticides (Killeen, 2003).
Impact of proposed development None.
The proposed development, as identified above, will not have an impact on the Rye Water Valley / Carton SAC. The proposed development will not have an impact on the hydro-geological regime supporting this species.
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Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:
interference with the key relationships that define the structure of the site;

The Rye Water Valley / Carton SAC consists of nine habitat categories. Broad-leaved deciduous woodland comprises of 50% of the area cover of the SAC. Inland water bodies namely the River Rye Water and dammed sections creating freshwater lakes with the Carton demesne account for 21% of the land cover of the SAC *(Natura 2000 data sheet*).

Description of habitat classification	**Area cover**
Artificial forest monoculture	10%
Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	1%
Bogs, Marshes, Water fringed vegetation, Fens	1%
Heath, Scrub,	1%
Improved grassland	10%
Broad-leaved deciduous woodland	50%
Humid grassland, Mesophile grassland5	5%
Inland water bodies	21%
Dry grassland	1%

Table 3 Habitat categories within Rye Water Valley /Carton SAC (EUNIS website)

The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site. Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water from tank #3 and #4 will pass through an interceptor and prior to discharge. A hydrobrake will control the rate of discharge.
Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.
The proposed development will not impact on the structure of the SAC.

interference with key relationships that define the function of the site.

The function of the Rye Water Valley / Carton SAC is the implementation of the conservation aspects of the site.
The generic conservation objective for the site is:

> *To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected*

Favourable conservation status of a habitat is achieved when:

- *its natural range, and area it covers within that range, are stable or increasing, and*
- *the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and*
- *the conservation status of its typical species is favourable.*

Favourable conservation status of a species is achieved when:

- *population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and*
- *the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and*
- *there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis* (NPWS, 2021).

The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site. Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water from tank #3 and #4 will pass through an interceptor and prior to discharge. A hydrobrake will control the rate of discharge.
Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.
The proposed development will not have an impact on the hydro-geological regime of the SAC.

Provide indicators of significance as a result of the identification of effects set out above in terms of:
loss, fragmentation, disruption, disturbance, change to key elements of the site (e.g. water quality etc.).
Indicators of significance for the designated Rye Water Valley / Carton SAC are listed as follows:

1. Water quality
2. Changes in hydrological regimes bringing about extremes of water levels from flood peaks to drought conditions
3. Alterations in vegetation leading to the loss of key plant species
4. Fragmentation and loss of habitat
5. Reduction and loss of Vertigo snail populations.

The proposed development will not have an impact on the Rye Water Valley / Carton SAC. The proposed development will not have an impact on the hydro-geological regime of the SAC. The proposed development will attenuate, to Greenfield Rate Run Off, surface water generated at the site. Storm water management will consist of two catchment areas A and B. A total of four attenuation areas will be installed on site. Within catchment area A storm water will discharge north of the proposed development site. In catchment B attenuated storm water will discharge south of the proposed development site. Attenuated water from tank #3 and #4 will pass through an interceptor and prior to discharge. A hydrobrake will control the rate of discharge.
Surface water management measures post construction at the proposed development site will consist of permeable paving, tree pits and swales along with the installation of water butts to collect rainwater.

Potable water will be from a mains supply. There will be no abstraction of water from local surface water or groundwater in the provision of potable water.

No impacts on the Rye Water Valley / Carton SAC have been identified.

Describe from the above those 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 not known.
Not applicable. No impacts on the Rye Water Valley / Carton SAC have been identified.

Finding of no significant effects report

Name of project or plan
Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017.
Screening for Appropriate Assessment Stage 1 for a Proposed 298 Unit Residential Development at Boycetown, Kilcock, Co. Kildare.

Name and location of Natura 2000 site
Rye Water Valley / Carton SAC site code 001398

Description of the project or plan
The Notice of Strategic Housing Development reads as follows:
I, Teresa Monaghan, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site: Site to south of the R148 and east of the R158 abutting the M4 Junction 8 roundabout, Boycetown, Kilcock, Co. Kildare (9.75 hectares).
The proposed development (30,839 sq.m GFA) will consist of the demolition of a detached, vacant cottage (gfa 69sq.m) and the construction of 272 residential units (149 no. houses, 65 apartments and 58 duplexes), childcare facility and foul pumping station along with associated ancillary works and site works.
The 149 no. dwellings consist of:

- 40 no. 4 bed 2 storey houses (House Type A1, A2, A3, A4, A5)
- 8 no. 4 bed 3 storey houses (House Type E1, E2)
- 90 no. 3 bed 2 storey houses (House Type B1, B2, B3, C1, C2)
- 11 no. 2 bed 2 storey houses (House Type D1)

The proposed apartments and duplexes are provided in 7 no. blocks (Blocks A, B, C, D, E, F, G) ranging in height from 3 to 4 storeys, with the exception of 1no. Duplex Block (Type N1), which is a 3 storey, end of terrace unit. Block A and Block B contain Rooftop terraces at 4th floor level.

The Duplex Blocks (Type J1, Type, J2, Type J3, Type J4, Type K1, Type L1, Type M1, Type N1) are all 3-storey and contain 58 units divided as follows:

- 6no. 1 bed ground floor apartment units (Units L1-A)
- 23no. 2 bed ground floor apartment units (Units J1-A, J2-A, J3-A, J4-A, K1-A, M1-A, N1-A)
- 1no. 2 bed duplex unit (two-storey unit) (Units K1-B)
- 25no. 3 bed duplex units (two-storey units) (Units J1-B, J2-B, J3-B, J4-B, L1-B)
- 3no. 4 bed duplex units (two-storey units) (Units M1-B, N1-B)

The 65 apartments are located within Blocks A, B, C and D divided as follows:

- 17no. 1 bed units (Type F1, Type F2, Type F3, Type F4, Type F5, Type F6)

- 37no. 2 bed units (Type G1, Type G2, Type G3, Type G4, Type G5-A, Type G5-B, Type G6, Type G7, Type G8)
- 11no. 3 bed units (Type H1, Type H2)

Block D also contains a childcare facility (gfa.526.2 sqm) and includes a dedicated outdoor play area (c.210 sq.m).

Ancillary works including 1 no. vehicular entrances off the R148 to the north and 1 no. vehicular entrance off the R158 to the west, a spine road which will link with the permitted spine road on the adjoining lands to the south-east under PL09.306826, internal roads, footpaths, cycle lanes, car parking (465 no. spaces), cycle storage/parking (426 no. spaces), 2 no. bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary treatments, public lighting, 3 no. substations (14sq.m each) and controlled pedestrian crossing on the R148.

All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25sqm and 3m in height; 472m of 125mm OD rising main and 250m of gravity sewer along the R148; an underground emergency storage tank, capacity 230 m3 approx.; above ground lifting gantry; valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 m3); Landscaping, fencing and access off the R148. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities; new power supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also includes all associated site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by Kildare County Council to facilitate access and drainage infrastructure.

Is the project or plan directly connected with or necessary to the management of the site (provide details)?

No

Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?

No

The assessment of significance of effects

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.

No impacts on the Rye Water Valley / Carton SAC have been identified.

List of agencies consulted: provide contact name and telephone or e-mail address.

No agencies were consulted at this stage of the process. A copy of consultation from 2016 is provided in Appendix 2.

Data collected to carry out the assessment

Who carried out the assessment

Niamh Ní Bhroin BSc, PhD
Dúlra is Dúchas Teoranta, 10 Árd na Gréine, Tullamore, Co. Offaly

Level of assessment completed

Literature review and desktop survey

Where can the full results the assessment be accessed and viewed?

Accompanying planning documentation.

Conclusion

Where the Screening for Appropriate Assessment deems (through the completion of the **"**Finding of no significant effects report matrix") that the proposed development will not significantly impact on the aforementioned Natura 2000 sites then the appropriate planning authority may proceed to grant permission for the proposed development.

Stage 1 Screening for Appropriate Assessment

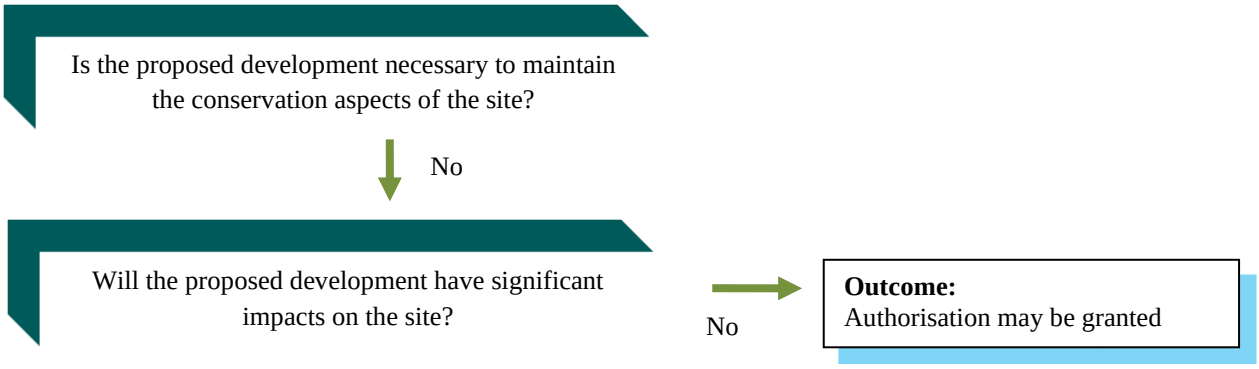

Fig. 7 Overview of the Screening for Appropriate Assessment where no significant impact has been identified on a Natura 2000 site.

1. Is the proposed development necessary to maintain conservation aspects of the site? **NO**
2. Will the proposed development impact on the conservation aspect of the site directly, indirectly or cumulatively? **NO**
3. Will species or habitat (species) loss, disruption or fragmentation occur by the proposed development? **NO**

The proposed development will not significantly impact on the Rye Water Valley / Carton SAC Natura 2000 sites.

A stage II appropriate assessment is not required.

References

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https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=8f7060450de3485fa1c1085536d477ba

Ordnance Survey of Ireland website
http://maps.osi.ie/publicviewer/#V2,687360,740227,10,10

Water Framework Directive data EPA website http://gis.epa.ie/GetData/Download

Water Framework Directive documents
www.wfdireland.ie/docs/5.../Appendix%20A/Owenrea%20PAs.pdf

Appendix

Copy Consultation with Iascach Intíre Éireann - Inland Fisheries Ireland, 2016

Dear Niamh,

I refer to your email of February 16, in respect of a proposal for a residential development, neighbourhood centre with 3 retail units, crèche and two new road entrances off the R148 at Boycetown Kilcock.

- The proposed development is located within the Ryewater catchment. The Ryewater is both a regionally and nationally important salmonid system and an important spawning tributary system of the River Liffey main channel. The Rye Water supports a resident population of Brown trout (*Salmo trutta*), a migratory population of Sea trout (*Salmo trutta*) and importantly a healthy population of the Atlantic salmon (*Salmo salar*) The Ryewater also supports populations of Freshwater Crayfish and Lamprey (both Habitats Directive Annex II species)
- The Royal Canal at this location holds cyprinid species primarily pike and roach, up to date information available from Waterways Ireland.
- Best Practice should be implemented in respect of all activities that may impact on surface and groundwater. Any discharge to surface or groundwater must not impact negatively on associated waters and must comply with the European Communities Environmental Objectives (Surface Water) Regulations 2009 (as amended) and the European Communities Environmental Objectives (Groundwater) Regulations 2010.
- As with any development, all measures necessary should be taken to ensure comprehensive protection of local aquatic ecological integrity, in the first place by complete impact avoidance and only as a secondary approach through mitigation by reduction and remedy.
- It is IFI policy is to maintain watercourses in their open natural state in order to prevent habitat loss, preserve biological diversity and aid in pollution detection. Any river or stream manipulation works (riparian zone works, bridging, culverting or otherwise) must first be submitted to IFI for consultation and approval. IFI generally recommends retention of natural riparian vegetation features with minimal disturbance and manipulation of river banks.
- BAT measures regarding effluent / stormwater management in the context of protection of receiving waters must be implemented at all times.
- It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters.
- Ground preparation and associated construction works, including large-scale topographic alteration and the creation of roads and buildings , have significant potential to cause the release of sediments and pollutants into surrounding watercourses. Pollution of the adjacent freshwaters from poor on-site construction practices could have a significantly negative impact on the fauna and flora of this sensitive freshwater system.
- Comprehensive surface water management measures must be implemented at the construction and operational stage to prevent any pollution of the Rye catchment and the Canal network. Policies and recommendations made under the Greater Dublin Strategic Drainage Study (GDSDS) should be applied in development of a drainage strategy for this site. Petrol/oil interception (and possibly hydrobrake controls) should be in place on primary surface water discharges to protect receiving freshwaters in terms of water quality (and possibly quantity if flooding is an issue). Storm water attenuation to pre development rates is preferable. Silt fencing of discharge streams would also be recommended during construction. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe-work, or at any stage to the existing surface water system. The environmentally-sensitive design and implementation of surface water discharge structures would be required to ensure protection of ecological integrity at point of discharge.
- Riparian zone management to ensure that at minimum a 10m development free zone each side of any watercourse is retained, to include planting with native species and a programme for invasive weed management if required.
- It is recommended that the “Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites” http://www.fisheriesireland.ie/fisheries-

and-construction-works be consulted when planning to undertake works on this site. The maintenance of habitat integrity (both in-stream and riparian) is essential in safeguarding the ecological value of this natural resource. The specific details of any works directly affecting watercourses or riparian habitats in the area must first be submitted to IFI for assessment.

Yours sincerely,

Gretta Hannigan

Gretta Hannigan
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Inland Fisheries Ireland- Dublin

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